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PLANNING DEPARTMENT

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SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.



John Currie, Chairman
Fedora DeLucia
Christopher Foley
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
John Keane

**SOMERS PLANNING BOARD
TOWN BOARD JOINT MEETING
SPECIAL MEETING
AGENDA
SEPTEMBER 24, 2012
7:30 P.M.**

- 1. THE GREEN AT SOMERS AMENDED SITE PLAN,
WETLAND, STEEP SLOPES AND STORMWATER
MANAGEMENT AND EROSION AND SEDIMENT CONTROL
PERMITS [TM: 4.20-1-3.1]**

Application of National Golfworx/Rick Van Benschoten (owner) for a mixed-use development consisting of four buildings with retail and residential uses. The site is proposed to be serviced by public sewer and water.

***** THE MEETING WILL BE HELD AT THE VAN TASSELL HOUSE
98 PRIMROSE STREET, ROUTE 139

Agenda information is also available at www.somersny.com

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RUTH F.-L. POST

September 18, 2012

Supervisor Mary Beth Murphy and Members of the Town Board
Chairman John Currie and Members of the Planning Board
Town of Somers
335 Route 202
Somers, New York 10589

RE: The Green at Somers, Route 6, TM: 4.20-1-3.1

Dear Supervisor Murphy and Members of the Town Board and Chairman Currie and Members of the Planning Board:

I am writing to provide you with certain materials and information in anticipation of the joint meeting of the Town Board and the Planning Board scheduled for Monday, September 24, 2012. The purpose of the meeting is to discuss the most recent plan for The Green at Somers and a proposed zoning text amendment which would be required in relation to this plan.

As you are aware, we have been reviewing the proposed project with the Planning Board for approximately one year and the plan has evolved significantly during that time, focusing primarily on the issues of building height and retail space. A copy of the current plan is attached for your reference. This is the same plan reviewed with the Planning Board at its September 12, 2012 meeting. This latest plan provides for three separate, two story, 10,000 square foot footprint all residential buildings in the rear portion of the property and an 8,000 square foot footprint building with retail and restaurant space on the first floor and apartments on the second floor along the Route 6 frontage. The total number of residential units will be approximately 72. The units will be affordable. The current plan does not require the application of the incentives for affordable housing adopted for the NS zone in 2008 as Section 170-20.4, which would allow three story buildings.

The NS zoning permits "residential apartments over stores" as a permitted use. We are requesting that the Town Board consider a zoning amendment which, under certain limited conditions as discussed below, would permit in some areas of the site residential apartments without stores on the first floor. A copy of the full NS zone language with the preliminary proposed revisions indicated is attached for your reference. The text was reviewed briefly with the Planning Board and

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some minor modifications have been made in response to comments from the Planning Board and consultants. It is important to note that the purpose of the NS zone as set forth in Section 170-119 is as follows:

Pursuant to the Town of Somers Comprehensive Master Plan, it is the purpose of the NS District to provide the opportunity and encouragement for the creation of economically healthy, functionally efficient, environmentally sound and visually attractive neighborhood business areas designed to primarily serve the local convenience retail and personal service needs of the residents of the Town of Somers, as well as to provide alternative housing opportunities for small households.

The proposed plan meets this purpose.

As will be more fully discussed below, an important element of the 1996 amendments to the NS Zone was to put an emphasis on inclusion of residential units. Therefore, despite the designation as a "Neighborhood Shopping" zone, the revisions were really intended to make the NS a mixed use zone. In trying to apply the zoning to the subject site, we found that it simply does not work on this particular site and would not achieve the stated purpose of creating economically healthy and functionally efficient development. The site is unique as compared to other NS properties as it is a large property with very little frontage and therefore little visibility from a main road. There is also a large regional shopping center across the street, which greatly impacts the demand for additional retail at this location. The current plan would require 38,000 square feet of retail uses, much of which would not be visible from Route 6, and which would also greatly increase the parking requirements for the site. We have repeatedly indicated we believe there would be no demand for this amount of retail, particularly without the visibility from Route 6. Several Planning Board members have indicated they agree with this position. As requested by the Planning Board and consultants, we are also providing you herewith a Retail Market Study prepared by R.P. Hubbell and Company, Inc., Market Analysts and Real Estate Appraisers. This study analyzes overall demand as well as the impact on retail demand and vacancy rates of a lack of visibility. The study concludes that retail space other than on the Route 6 frontage would result in significant amount of vacant space. This is not a desirable situation for the applicant or the Town and would not result in economically healthy development.

In drafting the proposed revision, we have tried to solve these problems created with requiring "residential apartments over stores" at this site and the uniqueness of this site as it relates to visibility and size of the property.¹ The proposed language is as follows:

¹ The revision proposed to Section 170-20.G. modifying "stores" to "non-residential uses" is not necessarily required for this project, but has been included based upon discussion with the Town's planning consultant and previous discussions with the Town Board, and for purposes of clarification.

C. On any property zoned NS which contains more than eight (8) acres, with road frontage of less than 500 feet, for a project which is proposed to include residential units with at least 50% being affordable, and which project will not require the application of the modifications provided for in §170-20.4.B above, the Planning Board shall have the discretion, upon making a finding that retail in the rear portions of the site will not be marketable, to allow apartments on the first floor of any building which is setback more than 100 feet from the road frontage without any stores being required in such building, provided there will be at least one building along the road frontage which will contain first floor retail uses.

This language is proposed as a starting point for discussion, and both Boards may have suggestions for revisions. By requiring retail in at least one building, and within any building located within 100 feet of the road, it will insure that the view of the property is of the retail uses with apartments over. At the same time it will help protect against an abundance of empty storefronts. In addition, this revision will allow sufficient residential density without applicants' looking to build three stories because of the need for first floor retail. This may even be a preferred alternative to the use of the incentives currently set forth in Section 170-20.4.

To assist the Boards with a review of the impact of the amendment, with the help of the assessor, we have developed a list of NS zoned properties which is provided herewith. As can be seen, most of these properties are small, including many which are less than 1 acre.² Several more range from 1 acre to 2.5 acres. These smaller lots would not face the difficulties in developing pursuant to the existing provisions of the NS zone, as the amount of retail would be relatively small and would have visibility. The largest lots in the NS zone are as follows:

Subject property, 57 Route 6, 10.34 acres (in Somers)
Ophie Associates property, 149 Route 202, 8.33 acres
The Town Centre shopping center, 325 Route 100, 10.79 acres
Gold-Mark 35 Associates property, 97 Route 100, 7.39 acres (in NS zone)

The assessor did not indicate the Ophie Associates lot as split zoned, however, a review of the tax maps and the zoning maps seems to indicate that only a small portion, approximately 1 acre, of the lot is within the Lincolndale NS district with most of the property lying to the rear within the R120 zone. The property is currently listed as a residential property. The Lincolndale NS area is a

² Many of the smaller lots are currently residential, particularly in the NS section of Shenorock (Tighe Road and Sunset Drive). There were also a number of split zoned lots in this area which are currently residential and which we have not included in the table as they are not relevant.

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strip along Lovell Street which does not extend back very deep. It therefore appears that the proposed amendment would not in fact impact this property as it is mostly zone R120. The largest lot in the Lincolndale NS area is actually a part of Lincolndale School which is a split zoned lot zoned predominantly zoned R120.

The Town Centre shopping center is fully developed with retail and restaurant uses. It has over 800 feet of total frontage, 670 feet on Route 100 and an additional 145 feet on Route 202. The proposed amendment would not impact this property.

The NS zoned portion of the Gold-Mark 35 Associates property is 7.39 acres and has approximately 910 feet of frontage. Therefore, the issues regarding size and visibility would not be an issue and the amendment would not need to apply to this property.

Clearly the subject property is unique in NS properties and the problems it faces under current zoning are unique. The proposed text amendment would address these issues while still being in keeping with the purpose of the NS zone.

We have undertaken some review of the history of the zoning of the subject property and the NS zone, which helps support the argument for a reduction in the extent of retail on this property. To summarize, the subject property was previously zoned GB, General Business. In the 1980's the Town undertook a Business District Review which concluded there was more than sufficient land zoned for commercial use in the Town, and that much of it was still vacant. It also found there was limited demand for large scale retail development. In 1994 the Town adopted a new Comprehensive Master Plan which made several recommendations for the commercial districts based upon similar findings. Objectives 1 and 2 of the Comprehensive Master Plan are particularly relevant. Objective 1 states "Somers is an should continue to be a predominantly residential community." It goes on to state "[m]oderately high density residential areas are appropriate in Baldwin Place, Whitehall Corners and Somers hamlet to increase housing opportunities in terms of type, cost and character as well as to provide a residential nucleus for these areas." Objective 2 relates to "Convenient Town Business Areas." It refers to Baldwin Place as an evolving center (Somers Commons had not yet been redeveloped at this time). The Plan states "[d]evelopment should be primarily at a local-oriented scale and linked to the establishment of higher density, affordable housing. The result would be mixed use neighborhood centers." This concept is repeated on page 33 in the section on Business Development, suggesting the mixing of "higher density multi-family housing either mixed into commercial centers or carefully related to it on adjacent land." The proposed text amendment would allow development consistent with these provisions of the 1994 Comprehensive Master Plan.

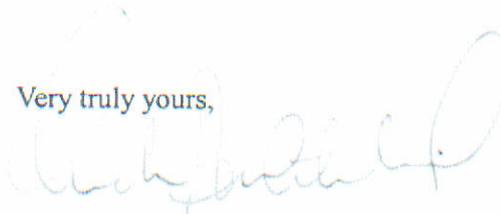
After adoption of the Comprehensive Master Plan, in 1996 the Town rezoned the property from GB to NS, thereby reducing the commercial potential. In addition, the Town adopted several revisions to the requirements of the NS zone, including the building footprint limitation, and also

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providing for the addition of multi-family residential uses in the NS, all again as a result of the findings of decreased demand for retail. The prior NS had permitted only one residential unit per lot. This also resulted in the rezoning of the Planned Hamlet property from GB to PH, which only permits a very limited amount of retail and only in smaller stores. As the same time the Somers Commons shopping center property was rezoned from GB to CS, to encourage redevelopment of the shopping center to serve as a larger community shopping area, as has happened. The overall result of the 1996 zoning revisions was to drastically reduce the extent of commercial development permitted and provide for better controls over development.

We hope that this information is helpful to you in your review of this issue. We look forward to the opportunity to discuss the plan and the proposed text amendment with both the Town Board and the Planning Board on September 24, 2012. Thank you for your cooperation in scheduling this meeting.

Very truly yours,



Linda B. Whitehead

enclosures

cc: Rick VanBenschoten
Bryan McClure
Nathaniel J. Holt, PE
Joanne Meder, F. P. Clark Associates
Roland Baroni, Esq.
Joe Eriole, Esq.

Proposed amendments to Article V – Neighborhood Shopping NS District

Deletions indicated by ~~strikethrough~~ and additions by underlining.

§ 170-19. Purpose.

Pursuant to the Town of Somers Comprehensive Master Plan, it is the purpose of the NS District to provide the opportunity and encouragement for the creation of economically healthy, functionally efficient, environmentally sound and visually attractive neighborhood business areas designed to primarily serve the local convenience retail and personal service needs of the residents of the Town of Somers, as well as to provide alternative housing opportunities for small households.

§ 170-20. Principal uses.

In an NS District, no building, structure or premises, in whole or in part, shall be used and no building or structure, in whole or in part, shall be erected, enlarged, structurally altered or moved except for the following purposes or as herein elsewhere specifically provided, together with the accessory uses specified in § 170-20.1:

- A. Retail stores.
- B. Personal service establishments.
- C. Restaurants, ~~excluding fast-food establishments and drive-in or curbside service.~~
- D. Banks.
- E. Medical, dental, veterinary, professional and business offices.
- F. Child/adult day-care facilities.
- G. Residential apartments over ~~stores~~ nonresidential uses.
- H. Any other nonresidential use as permitted and regulated in a Residence R40 District.

§ 170-20.1. Accessory uses.

No accessory uses shall be permitted in an NS District other than the following:

- A. Off-street parking and loading spaces as required in Article X.
- B. Signs, subject to the limitations in § 170-126 and as otherwise regulated herein.
- C. Necessary exterior lighting.

D. Any other use clearly and customarily incidental and accessory to a permitted principal use and conducted in conjunction with such use.

§ 170-20.2. Uses subject to site plan approval.

All uses permitted under this article shall be subject to site plan approval by the Planning Board as provided in § 170-114. Where the requirements contained in Chapter 144 (Site Plan Review) conflict with the dimensional standards and requirements contained in this article, the standards set forth herein shall apply.

§ 170-20.3. Dimensional standards and requirements.

The following dimensional standards and requirements shall apply with respect to all uses in NS Districts:

- A. The maximum building coverage for principal buildings shall be 15%.
- B. The maximum building coverage for accessory buildings shall be 1%.
- C. The maximum floor area ratio (FAR) shall be 0.25 for all uses, but not to exceed 0.18 for nonresidential uses.
- D. The maximum site coverage (buildings, access roads and parking, but excluding walkways) shall be 65%.
- E. The maximum building footprint shall be 10,000 square feet, except by special exception use permit of the Planning Board for a use serving a special community need.
- F. The maximum building height for principal buildings shall be two stories and 30 feet.
- G. The maximum building height for accessory buildings shall be one story and 15 feet.
- H. The minimum front yard shall be 20 feet, all of which shall be landscaped and/or maintained in its natural state except for necessary access drives and walkways. The front yard shall be measured from the existing or planned future right-of-way of the abutting street or highway, whichever is more restrictive.
- I. Where abutting a nonresidential district, the minimum side yard shall be zero feet where adjacent property owners agree to provide a common wall and build to their common property line and shall be 25 feet if they do not so agree.
- J. Where abutting a residence district, the minimum side yard shall be 40 feet, at least 20 feet of which shall be maintained as a landscaped buffer.
- K. The minimum rear yard shall be 60 feet and, where abutting a residence district, at least 20 feet shall be maintained as a landscaped buffer.

L. With respect to residential apartments, only efficiency (studio), one-bedroom and two-bedroom dwelling units shall be permitted.

M. Off-street parking and loading facilities, including landscaping, shall be provided as per Article X of Chapter 170 (Zoning) of the Code of the Town of Somers. All parking areas shall be divided into smaller parking courts, separated by raised, landscaped planting islands, building blocks or other architectural or landscape architectural features. The integration of pedestrian, vehicular and utility access between neighboring properties, as appropriate, shall be required by the Planning Board as a condition of site plan approval.

N. The minimum distance between adjacent buildings shall be equal to 1/2 of the height of the higher building, but in no case less than 10 feet, except that where the New York State Uniform Fire Prevention and Building Code is more restrictive, said Code shall apply.

§ 170-20.4. Affordable dwelling units.

A. At least 15% or no less than one unit, whichever is greater, of all permitted residential dwelling units shall consist of affordable dwelling units, as defined in § 170-3 of this chapter.

B. Per the approval of the Somers Town Board, any residential use as permitted herein that has access to public water and public sewer, an increase in the minimum floor area ratio from 0.25 to not more than 0.4 for all uses, but not to exceed 0.18 for nonresidential uses, may be considered as long as 50% of the total number of residential units are considered affordable dwelling units as defined in § 170-3 of this chapter. Where at least 50% of the dwelling units in such a development are affordable dwelling units as defined in § 170-3 of this chapter, the Town Board may:

(1) Authorize the Planning Board to reduce the required number of parking spaces for residential and nonresidential uses to a lesser number as deemed appropriate by the Planning Board in light of the fact that noncompeting uses (residential vs. commercial) with differing peak hours of demand would be accommodated on the same site.

(2) Allow an increase in the maximum permitted building height to three stories or 50 feet.

C. On any property zoned NS which contains more than eight (8) acres, with road frontage of less than 500 feet, for a project which is proposed to include residential units with at least 50% being affordable, and which project will not require the application of the modifications provided for in §170-20.4.B above, the Planning Board shall have the discretion, upon making a finding that retail in the rear portions of the site will not be marketable, to allow apartments on the first floor of any building which is setback more than 100 feet from the road frontage without any stores being required in such building, provided there will be at least one building along the road frontage which will contain first floor retail uses.

Ⓒ D. All other standards as discussed in Article XIA, Affordable Housing, shall apply.

§ 170-21. Design guidelines.

It is the objective of these guidelines to establish a general design framework for creating and/or preserving the architectural character and scale of buildings in Neighborhood Shopping Districts; to help assure that such areas will be visually attractive and will blend landscaped open space and structures in a manner which relates to the existing and/or planned character of the Town of Somers; and to create visual interest and variety in the treatment of architectural surfaces.

A. Overall site design shall be appropriately related to other surrounding development and topographical conditions.

B. Building and site design shall be planned to enhance the pedestrian experience. Walkways shall be modulated with planters and/or special architectural treatments and shall provide weather protection, where appropriate, through the use of awnings, canopies or covered arcades set behind the building facade.

C. Sites shall be designed with carefully planned arrangements of building blocks so as to create a village-like character and to divide paved parking areas into smaller marking courts, framed by buildings and landscaping.

D. Two-story structures, which are designed to encourage a diverse yet harmoniously blended combination of residential and nonresidential uses, are encouraged.

E. Site design shall seek to create an attractive visual link to neighboring public highways and, where appropriate, to create a sense of entrance to the community.

F. Buildings shall be harmonious and compatible with neighboring structures in terms of the following exterior design elements:

- (1) The nature and use of surface materials.
- (2) The height of cornices, lintel and sill levels, articulated floor levels and other horizontal building features.
- (3) The spacing and proportion of columns, piers and other elements of the basic structural grid.
- (4) The spacing and proportion of window and door openings, bays or other aspects of building fenestration.
- (5) Colors, textures and the general nature of exterior materials and treatment, including building ornament and trim.
- (6) Treatment, screening and/or enclosure of all utility and mechanical installations.

G. Building facades shall present a varied appearance at street level and be designed to give individual identity to each store or building unit as well as to help achieve the planned pedestrian scale.

H. Blank wall exposure shall be limited in order to encourage window shopping and promote pedestrian interest.

I. The design of building facades shall reflect the scale of existing or planned building development through modulation of vertical and horizontal elements by features such as:

(1) Variation in roof heights.

(2) Changes in the predominant wall plane and/or in facade elements such as window openings and balconies.

(3) Use of horizontal projections or recesses in the building facade such as bay windows, cornices, balustrades, etc.

(4) Use of pitched roofs and other roof elements such as cross gables, dormer windows and turrets to provide visual interest, reduce the scale of continuous roofs and break the line where the building meets the sky.

J. Treatment of the sides and rear of proposed buildings shall be in a manner substantially consistent in appearance, amenity and quality of materials to the treatment given to their street frontage.

K. The use of covered outdoor spaces such as loggias, arcades and colonnades shall be encouraged in order to provide weather protection and transition between indoors and outdoors and to add visual interest, shadow and depth to building elevations.

L. A coordinated landscape plan shall be prepared incorporating the landscape treatment of open spaces, walkways, access roads and parking areas into a cohesive and integrated design. Attractively landscaped open spaces and plazas, designed as gathering places and intended for maximum usability by pedestrians, shall be provided in appropriate locations. All open spaces, pedestrian walkways, parking areas and access drives shall be planned as an integral part of an overall site design, properly related to existing and proposed buildings.

M. The coordinated landscape plan shall include a mix of shade trees and other plant material, such as ground cover and shrubs, with proper regard to factors such as microclimate, function of area, existing plantings and required maintenance in determining the species, scale and planting pattern.

N. Walkways and other surface areas of paving material shall offer a variety of pigments and textures which are in harmony with nearby buildings and other paved surfaces and are safe for pedestrian traffic, including the handicapped.

O. Walkways shall be planted with regularly spaced, salt-tolerant shade trees, selected with regard to the scale of the area in which they are located, as well as the height and spacing of exterior lighting, and the need to maintain visibility of storefront displays and signs.

P. All landscaping as shown on the approved site plan shall be maintained in a healthy growing condition throughout the duration of the use or uses being served. Any plants not so maintained shall be replaced by the property owner with healthy new plants of comparable size, type and quality at the beginning of the next immediately following growing season.

Q. All signage shall be carefully integrated with other site design elements. Signage shall be designed so that it is visible and informative at the pedestrian scale. Street-oriented signs shall be limited to fascia bands above the window or on the vertical fascia of any canopy or awning. Signs shall not be mounted above the eave line of any structure or be placed in or attached to any window.

R. Notwithstanding any provision of § 170-126A to the contrary, only on lots which are two or more acres in area shall a freestanding project identification sign be permitted. Such sign shall be located at the main access drive connecting to the external, public road system. Necessary small-scale informational and directional signs shall also be permitted, as required.

S. All exterior lighting shall be of adequate illumination for safety and security purposes. It shall be of such type and location and shall have such shading as will prevent the source of light from being visible from any adjoining streets and properties and shall prevent glare from spilling onto other properties or streets. Lighting shall be limited in its hours of operation, as determined appropriate by the Planning Board, and shall be coordinated with building design and landscape plans. The height of lighting fixtures shall be limited so as to be consistent with the planned pedestrian scale of development.

Parcels Located in NS Zoning Districts

Parcel ID	Owner	Legal Address	Zoning Code	Lot Area (acres)
4.16-1-1	REINHARD, RAYMOND TRUST	85 ROUTE 6	NS	0.63
4.16-1-2	REINHARD, RAYMOND TRUST	87 ROUTE 6	NS	0.37
4.19-2-5	RANSEBR, INC	247 MAHOPAC AVENUE	NS	1.00
4.19-2-19	DE POLE, DOMINICK &	51 ROUTE 6	NS	0.98
4.19-2-20	ROAD RUNNER REALTY CORP	250 MAHOPAC AVENUE	NS	1.44
4.19-2-21.1	MORAN R.E.HOLDINGS, INC	48 ROUTE 6	NS	1.64
4.20-1-1	CASSANITI, SALVATORE	55 ROUTE 6	NS	1.00
4.20-1-3.1	NATIONAL GOLFWORX	57 ROUTE 6	NS	10.34
4.20-1-5	IACUONE, PR (LLC)	63 ROUTE 6	NS	1.00
4.20-1-6	SOMERS GROUP, LLC	71 ROUTE 6	NS	1.75
4.20-1-7	NACLERIO, VINCENT A &	75 ROUTE 6	NS	1.01
4.20-1-8	REDWOOD GROUP LLC	0 VACANT	NS	1.39
4.20-1-9	REDWOOD GROUP, LLC	77 ROUTE 6	NS	1.00
4.20-1-10	DWYER, K & DURKIN, R	81 ROUTE 6	NS	0.97
16.10-4-14	ESQUIVEL, OSCAR U AND	4 OLD MILL ROAD	NS	0.12
16.10-5-6	BIOLSI, JOHN	10 SUNSET DRIVE	NS	0.28
16.10-5-7	MULLEADY, PATRICIA	19 TIGHE ROAD	NS	0.40
16.10-5-8	JAZWINSKI, ROBERT A &	24 TIGHE ROAD	NS	0.28
16.10-5-9	HOLMES, JAMES & MARGO	22 TIGHE ROAD	NS	0.12
16.10-5-10	BELLANTONI, THOMAS	20 TIGHE ROAD	NS	0.12
16.10-5-11	IAROPOLI CONSTRUCTION INC	18 TIGHE ROAD	NS	1.23
16.10-5-23	EAGLETON, PETER JOHN &	16 TIGHE ROAD	NS	0.23
16.10-5-24.1	HICKEY, DAVID J &	13 TIGHE ROAD	NS	0.36
16.12-1-6	LINCOLNDALE PLAZA	155 ROUTE 202	NS	1.58
16.16-1-2	ZINSER, GUY E/JUDY A	22 LINCOLN AVENUE	NS	0.09
16.16-1-3	HOBBY, JOHN E	24 LINCOLN AVENUE	NS	0.02
16.16-1-4	BURKE, THOMAS J & GRACE	138 ROUTE 202	NS	0.37
16.16-1-5	PROIA FAMILY LTD PARTNER-	140 ROUTE 202	NS	0.36
16.16-1-6	JAIMES, ROSA	142 ROUTE 202	NS	0.28
16.16-1-7	L P L C OF WEST, INC	25 LINCOLN AVENUE	NS	0.62
16.16-1-8	148 ROUTE 202 LLC.	148 ROUTE 202	NS	1.16
16.16-1-9	SHAW, FREDERICK R.	9 MAPLE AVENUE	NS	0.27
16.16-1-10	SHAW, FREDERICK R.	7 MAPLE AVENUE	NS	0.48
16.16-1-11	SHAW, FRED R.	5 MAPLE AVENUE	NS	0.37
16.16-1-12	VIEIRA HOLDING CORP.	1 MAPLE AVENUE	NS	2.31
16.16-1-13	LINCOLNDALE PLAZA	152 ROUTE 202	NS	1.00
16.16-1-14	LINCOLN LAND LLC	154 ROUTE 202	NS	2.00
16.16-1-15	MACIOSZEK, RYSZARD	160 ROUTE 202	NS	1.66
16.16-1-16	OPHIE ASSOCIATES, LLC	149 ROUTE 202	NS	8.33
16.16-1-17	JAN-PAT REALTY LLC	3 LOVELL STREET	NS	1.30
16.16-1-18	THIMM, K A & LOSITO, L	1 LOVELL STREET	NS	0.85
16.16-1-19.5	REX REALTY OF CONN., INC	162, 164 ROUTE 202	NS	1.05
16.16-1-21	COZOLINO, LISA/CITO, SAVINO	166 ROUTE 202	NS	1.21
17.15-1-13	URSTADT BIDDLE PROPERTIES	325 ROUTE 100	NS	10.79

Parcels Located in NS Zoning Districts

Parcel ID	Owner	Legal Address	Zoning Code	Lot Area (acres)
17.18-1-2	ROUTE 100 REALTY LLC	291 ROUTE 100	NS	0.86
17.18-1-3	GIGLIOTTI ENTERPRISES	289 ROUTE 100	NS	3.59
17.18-1-4	MILL POND OFFICES, INC	293 ROUTE 100	NS	3.28
27.05-1-10	REX REALTY OF CONN., INC.	137 ROUTE 118	NS	0.61
27.05-1-11	BIGLIN, VINCENT/JESSICA	139 ROUTE 118	NS	0.12
27.05-1-12	GRANITE SPRINGS	141 ROUTE 118	NS	1.08
27.05-1-13	TOMAHAWK REALTY, LLC	3 OLD TOMAHAWK STREET	NS	0.56
27.05-1-21	VAZQUEZ, SANTIAGO/BRIALIX	5 OLD TOMAHAWK STREET	NS	0.22
27.05-1-22.1	RAVETTO, EMIL V JR	7 OLD TOMAHAWK STREET	NS	0.63
27.05-1-23	ROMEO HOUND, LLC	9 OLD TOMAHAWK STREET	NS	1.44
27.05-1-24	GRANITE SPRINGS OFFICE	6 OLD TOMAHAWK STREET	NS	1.10
27.05-1-25	NORTH COUNTY DEVEL., INC	2 OLD TOMAHAWK STREET	NS	1.85
37.20-1-8	GOLD-MARK 35 ASSOCIATES	97 ROUTE 100	NS	7.39
37.20-1-11	MJB OF WESTCHESTER	95 ROUTE 100	NS	0.98
38.17-1-2	REX REALTY OF CONN., INC.	2793 ROUTE 35	NS	1.32
38.17-1-3	REX REALTY OF CONN., INC.	2695 ROUTE 35	NS	4.27
38.17-1-4	PEGOLI, RAFFAELLA M	111 ROUTE 100	NS	2.10
38.17-2-1	TEXLAND PROPERTIES CORP.	112 ROUTE 100	NS	1.00

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State Certified General Appraiser
ANDREW WARD

State Certified Residential Appraiser
CHARLES F. CARNELL

REAL PROPERTY APPRAISAL CONSULTATION REPORT

RETAIL MARKET STUDY
The Green at Somers
57 Route 6
Town of Somers, Westchester County, New York

CLIENT
Rick Van Benschoten
GolfWorx LLC
57 Route 6
Baldwin Place, New York

This is a Real Property Appraisal Consultation Report which is intended to comply with the minimum reporting requirements set forth under Standards Rule 5-2 of the Uniform Standards of Professional Appraisal Practice. As such, it summarizes the data, reasoning, and analysis that were used in the analysis to develop the appraiser's conclusions. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below.

CLIENT/INTENDED USERS: Devco NY, LP
Rick Van Benschoten
57 Route 6
Baldwin Place, New York

APPRAISERS: Grant Ackerly, MAI
Daniel Hubbell
R.P. Hubbell & Co, Inc., Inc.
320 Main Street
Poughkeepsie, New York 12601

INTENDED USE: For use by the client for purposes pertaining to development and construction of retail portion of proposed mixed-use development known as the Green at Somers

IDENTIFICATION OF REAL ESTATE:

Owner: National GolfWorx

Address: 57 Route 6, Town of Somers, Westchester County,
New York

Tax Id. Number: 4.20-1-3.1

Property Description: 10.34-acre parcel currently utilized as a golf driving range

Improvement

Description: Concrete driving tees, fencing, parking lot, small shed for customer service

Zoning: NS, Neighborhood Shopping District

Purpose: As set forth in Section 170-19 of the Somers Code, it is the purpose of the NS District to provide the opportunity and encouragement for the creation of economically healthy, functionally efficient, environmentally sound and visually attractive neighborhood business areas designed to primarily serve the local convenience retail and personal service needs of the residents of the Town of Somers, as well as to provide alternative housing opportunities for small households.

Permitted Uses: retail stores, personal service establishments, restaurants (excluding fast food), banks, medical / professional / business offices, day-care facilities, residential apartments over stores

NC, Neighborhood Commercial District Town of Somers Westchester County, New York	
Maximum Building Coverage	15%
Maximum FAR (all uses / nonresidential uses)	0.25 / 0.18
Maximum Site Coverage	65%
Maximum Building Footprint	10,000 SF
Maximum Building Height	2-stories or 30'
Minimum Yard Dimension (Front / Side / Rear)	20' / 25' / 60'
Limitations on Residential Units	Only Studio, 1-bedroom, and 2-bedroom units permitted
Minimum Affordable Housing Units	15%

Utilities: Currently private well and septic, Municipal water and sewer is proposed as part of the development

Deed Restrictions / Easements: None noted

SCOPE OF WORK

- Inspected the subject property on September 14, 2012
- Surveyed the existing supply of competitive retail properties in the subject market area and proposed projects in order to gauge current supply
- Analyzed the current demand for retail space based on historical absorption
- Surveyed existing vacancies and rental rates
- Summarized findings, conclusions, and recommendations in a Real Property Appraisal Consulting Report

PURPOSE OF THE ASSIGNMENT: The purpose of this market study is to aid the developer in the decision-making process with regard to development of the subject and its feasibility.

EXTRAORDINARY ASSUMPTIONS: None.

HYPOTHETICAL CONDITIONS: None

DATE OF REPORT: September 17, 2012

DATE OF CONCLUSIONS: September 14, 2012

ANALYSIS

Based on conversations with the developer and a review of the pertinent zoning code provisions, the subject site, if developed for mixed-use development, would require first floor retail spaces with second floor residential uses. Due to the configuration and size of the property, the majority of retail space would be required to be placed toward the interior of the site, without visibility from the road frontage. As well, the developer indicates that the total required retail space is approximately 40,000 SF per zoning regulations.

The developer has proposed a mixed-use project which would entail 8,000 square feet of retail space to be sited at the road front with the interior and rear lands used for development of an affordable housing residential development consisting of both first and second floor units.

In this assignment, a market study of the subject area retail market is conducted to determine if the current zoning regulations would place an undue hardship upon the development of the subject property. The questions at issue are:

1. Does the current market justify construction of 40,000 square feet of new retail space?
2. Does the current market justify construction of 8,000 square feet of new retail space?
3. Does placement of the retail space toward the interior and rear of the site cause an adverse effect on the marketability of the proposed retail space?

The tables presented on the following page summarize the appraiser's findings:

PRIMARY RETAIL NODE LOCATIONS						
Location	Gross Building Area	Total Space Available	% Vacancy	Asking Rent	Basis	Comments
325 Route 100, Somers	77,930	8,436	10.83%	\$24 - \$28	NNN	Community Shopping Center with CVS
249 Route 202, Somers	19,000	3,427	18.04%	\$24	NNN	Strip Shopping Center, 12-units
1761 E. Main St, Yorktown	36,000	13,500	37.50%	\$29	NNN	Community Shopping Center with CVS
3333 Crompond Rd, Yorktown	200,000	31,551	15.78%	\$20 - \$36	NNN	Community Shopping Center with Bed Bath Beyond, Staples, etc
946 E. Main St, Shrub Oak	----	1,900	---	\$23.50	NNN	Neighborhood Center, local co-tenants
1719 E. Main St, Mohegan Lake	10,000	1,150	11.50%	\$23.50	NNN	Strip Shopping Center, end-cap space
3121 E. Main St, Mohegan Lake	750,000	32,318	4.31%	\$25 - \$30	NNN	Power Center, AAA-credit co-tenants, current leases at \$25/sf for local tenants
3025 E. Main St, Mohegan Lake	11,000	11,000	100.00%	\$40	NNN	Stand alone retail, adjacent to power center
3006 E. Main St, Mohegan Lake	12,500	12,500	100.00%	\$25	NNN	Stand alone retail, adjacent to power center
2090 E. Main St, Peekskill	14,000	14,000	100.00%	\$27.50 - \$31.50	NNN	Strip Shopping Center, three units
119 Route 6, Mahopac	15,000	15,000	100.00%	\$20	NNN	Stand alone retail, adjacent to power center
86 Route 6, Baldwin Place	135,000	11,014	8.16%	\$24 - \$25	NNN	Neighborhood Center, AAA-credit co-tenants
565 Route 6, Mahopac	7,000	1,000	14.29%	\$24	NNN	Strip shopping center, local tenants
Total	1,287,430	156,796	12.18%			\$26.50 / SF Average Asking Rent

SECONDARY RETAIL NODE LOCATIONS						
Location	Gross Building Area	Total Space Available	% Vacancy	Asking Rent		Comments
399 E. Main St, Jefferson Valley	2,300	2,300	100.00%	\$18	NNN	Catering facility, building located at rear of the lot
2050 E. Main St, Cortlandt Manor	43,000	20,827	48.43%	\$15	NNN	Neighborhood Center, local tenants, poor visibility due to building located at rear of the lot
3535 Crompond Rd, Yorktown Heights	5,500	5,500	100.00%	\$14	NNN	Stand alone retail, building located at rear of the lot
1099 N. Division St, Peekskill	43,000	1,387	3.23%	\$10	Mod. Gross	Neighborhood Center, local tenants, secondary retail location
9-A Oscawana Lake Rd, Putnam Valley	8,700	1,400	16.09%	\$13.56	NNN	Strip shopping center, secondary retail location
60 June Road, North Salem	21,000	5,500	26.19%	\$14.50 - \$18.00	Mod. Gross	Strip shopping center, secondary retail location
890 South Lake Blvd, Mahopac	8,300	700	8.43%	\$14.57	NNN	Strip shopping center, secondary retail location
Total	131,800	37,614	28.54%			\$14.50 / SF Average Asking Rent

Total GBA	Total Space Available	Total Vacancy %
1,419,230	194,410	13.70%

SUMMARY OF TYPICAL MARKET LEASES							
No.	ADDRESS	TENANT	SIZE (SF)	TERM	RENT/YR.	\$/SF	Comments
1	Crossroads Plaza, Peekskill	Deli	1,500	2/11 – 1/13	\$17,817	\$12.00	NNN
2	Crossroads Plaza, Peekskill	Restaurant	1,500	6/11 – 5/15	\$37,200	\$24.80	NNN
3	Crossroads Plaza, Peekskill	Nail Salon	2,000	7/11 – 6/16	\$36,502	\$18.25	NNN
4	Crossroads Plaza, Peekskill	Hair Salon	1,000	2/08 – 1/13	\$20,259	\$20.26	NNN
5	54 Welcher Ave, Peekskill	Martial Arts	800	4/11 – 3/12	\$12,000	\$15.00	Mod. Gross, landlord pays taxes
6	212 N Division St, Peekskill	Restaurant	1,323	1/03 – 1/13	\$28,527.95	\$21.56	Mod. Gross, landlord pays taxes & snow removal
7	Cortlandt Town Center, 3131 Main St, Cortlandt	Five Below	7,210	9/10 – 1/21	\$187,460	\$26.00	NNN, annual escalations of 12%
8	3565 Crompond Rd, Cortlandt	Dance Studio	1,240	7/08 – 6/14	\$31,314	\$25.25	Mod. Gross, landlord pays taxes & snow removal, 3% escalations
9	Park St Mall, 1045 Park St, Peekskill	Weight Loss Center	586	12/10-11/11	\$5,860	\$10.00	Mod. Gross
10	3372 Old Crompond Rd, Yorktown	N/A	8,500	Letter of Intent	\$161,500	\$19.00	NNN, proposed new construction
11	3372 Old Crompond Rd, Yorktown	N/A	5,000	Letter of Intent	\$105,000	\$21.00	NNN, proposed new construction

CONCLUSIONS / RECOMMENDATIONS

1. Does the current market justify construction of 40,000 square feet of new retail space?

No. Based on our analysis, presented on the tables on Pages 5 and 6, there is currently a total of 194,410 square feet vacant out of a total supply of 1,419,230 square feet. This 13.7% vacancy rate is substantially higher than pre-recession rates (and historic frictional retail vacancy rates of 5%) and does not justify the construction of an additional 40,000 square feet of retail. Conversations with local brokers indicate a still soft market that is tilted considerably in favor of the tenants. Landlords seeking to fill distressed properties have frequently resorted to various concessions, including free rent and greater tenant improvements, to secure long-term tenants. Additionally, with national consumer spending still down, the retail real estate market remains quite sluggish and is expected to continue this trend in the near future.

2. Does the current market justify construction of 8,000 square feet of new retail space?

Yes. With proper pricing and high visibility construction, the market could absorb 8,000 SF of new retail space. The current vacancy rate for properties in primary retail node locations is 12.18% (still high as compared to the historical frictional vacancy rate of 5%) with an average asking rental rate of \$26.50. Recently, in the Town of Yorktown, a proposed construction project received letters of intent from two local tenants to occupy a total of 13,500 square feet of retail space. Our analysis of the market shows an average days on market of approximately 150 days (6 months) for retail / office space ranging from 1,000 to 4,000 square feet in size. List to lease price discounts range from 0% to 20%, with those properties that had higher list to lease price discounts sitting on the market longer than those properties which were more reasonably priced. Based on these trends and the developer's proposed site plan, we expect the subject property to lease at \$18 - \$22 per square foot on a NNN basis with the property reaching stabilized occupancy within 9-12 months.

3. Does placement of the retail space toward the interior of the site cause an adverse effect on the marketability of the proposed retail space?

Yes. An analysis of retail properties in primary and secondary retail nodes shows that by decreasing the visibility of the retail use in placing it at the interior and rear of the site, there is noticeable impact on marketability. As noted in the tables on Page 5, properties within primary commercial retail nodes with good visibility from the road are currently 12.18% vacant with an average asking rent of \$26.50 per square foot. On the other hand, those properties in secondary retail locations or sited further from the road with restricted visibility, the current vacancy rate is 28.54% and the average asking rent is \$14.50. Comparing 2050 E. Main St, Cortlandt Manor with 3333 Crompond Rd Yorktown Heights shows this impact on marketability.

2050 E. Main St. Cortlandt Manor is a 43,000 neighborhood retail center. Due to topography, the building is sited further back on the property above road grade, with a dedicated light on E. Main St which provides ease of ingress and egress to the property. Currently, the property is 48.43% vacant with asking rents at \$15 per square foot on a NNN basis. 3333 Crompond Rd Yorktown Heights is a 200,000 square foot community center with multiple AAA-credit tenants. The property is highly visible from Crompond Road with a dedicated light which provides ease of ingress and egress to the property. Currently, 3333 Crompond Rd is 15.78% vacant with asking rents ranging from \$20 - \$36 per square foot. Current lease rates within the property are at about \$25 per square foot on a NNN basis. Both properties are substantially similar except for visibility. Due to the inferior visibility of 2050 E. Main St, the property's marketability is adversely affected, as seen in the current vacancy rate and asking rents.

Thus, as properties in secondary commercial locations or with inferior visibility have a vacancy rate roughly twice as high and a rental rate roughly 40% lower than properties in primary commercial locations with good visibility, it is our opinion that by requiring construction of the subject retail space at the interior of the property, the zoning code causes an undue hardship on the subject. The subject's location along a busy local thoroughfare in close proximity to other retail / commercial uses, and its large size of 10+ acres, lends itself to placement of retail uses at the road front with residential uses located at the interior of the property.

FINAL CONCLUSION

As such, it is our opinion that the developer's proposed site plan is the maximally productive use of the property, whereas zoning requirements of 40,000 square feet of retail space constructed as first floor space with second floor residential, sited towards the interior and rear of the property, would lead to economic waste due to the potential of a significant amount of unoccupied retail space.

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal consultation report and the certification are made expressly subject to the following assumptions and limiting conditions, and any special limiting conditions contained in the report, which are incorporated herein by reference.

1. The legal description furnished is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the Title, which is assumed to be good and marketable. All existing liens and encumbrances, if any, have been disregarded and the property appraised as though free and clear, under responsible ownership and competent management.
2. The sketches in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
3. We assume to be reliable the information which was furnished by others, but we assume no responsibility for its accuracy.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose other than the intended use by the appraiser or the client without the previous written consent of the appraiser or the client, and then only with proper qualification.
5. We are not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program of individual utilization. Separate valuations for land and building(s) must not be used in conjunction with any other appraisal and are invalid if so used.
7. No investigation has been made to determine if there are subsurface deposits of gas or minerals.
8. This appraiser did not inspect the building(s) involved in this appraisal report; damage, if any, by termites, dry rot, wet rot, or other infestations is reported as a

matter of information by the appraiser as he does not guarantee the amount of degree of damage, if any.

9. All furnishings and equipment, except those specifically indicated and typically considered as a part of real estate have been disregarded by this appraiser. Only the real estate has been considered.
10. The comparable sales data relied upon in this appraisal are believed to be from reliable sources; however, it was not possible to inspect the comparable sales completely, and it was necessary to rely on information furnished by others as to said data. Therefore, the value conclusions are subject to the correctness and verification of said data.
11. The appraiser has inspected, as far as possible, the land and the improvements thereon. However, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made herein as to these matters, and unless specifically considered in the report, the value estimate is subject to any such conditions that could cause a loss in value. Condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements, unless otherwise stated.
12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to valuation and conclusions and the identity of the appraiser or the firm with which he is connected.
13. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field, if desired.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific survey or analysis of this property has been conducted to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost to cure the

property's potential physical characteristics, no comment can be made on compliance to ADA. A brief summary of the physical description is included in this report and in no way suggests or implies ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, any value estimate does not consider possible noncompliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

15. Many appraisals involve an inspection of the land and an exterior and interior inspection of the existing improvements by an appraiser on a walk-through basis. This type of inspection is not the equivalent of an inspection by a qualified engineer. An appraiser's inspection should, at the minimum, be thorough enough to adequately describe the real estate in the appraisal report; develop an opinion of highest and best use, when such an opinion is necessary and appropriate; and make meaningful comparisons in the appraisal of the property.¹ This type of inspection is not the equivalent of an inspection by a qualified engineer. Therefore, no responsibility is assumed for such conditions as structural, mechanical, etc. that an inspection the equivalent of an engineer's would be required to discover. The client is urged to get an engineer inspection prior to the disbursement of any loan funds. Unless otherwise stated, the property is assumed to be building code compliant.

16. The property is considered and assumed to be under responsible ownership and competent management.

¹ Portions taken from USPAP 2010 e-edition Advisory Opinion AO-2

CERTIFICATION

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial and unbiased professional analyzes, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

Daniel Hubbell has made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this report.

We certify that, to the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the code of professional ethics and standards of professional appraisal practice of the Appraisal Institute.

We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Grant Ackerly, MAI has completed the requirements of the continuing education program of the Appraisal Institute.

As of the date of this report, Daniel Hubbell has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

We meet the competency rule to perform this appraisal assignment, as required by the *2012-2013 Uniform Standards of Professional Appraisal Practice*.

Date: September 17, 2012

Signature: 

Grant Ackerly, MAI, CCIM
State Certified General Real Estate Appraiser No. 46..46551

Signature: 

Daniel Hubbell, Staff Appraiser



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**QUALIFICATIONS OF
GRANT P. ACKERLY**

**PROFESSIONAL
DESIGNATIONS**

MAI - Member Appraisal Institute; Appraisal Institute
CCIM - Certified Commercial Investment Member; CCIM Institute

**CERTIFICATION
and LICENSES**

New York State Certified General Real Estate Appraiser No. 46000046551
Qualified General Real Estate Appraiser for NYS Department of Transportation
Qualified New York State Real Estate Appraisal Instructor
Connecticut Certified General Real Estate Appraiser No. RCG.0001232
Approved market analyst: New York State

MEMBERSHIPS

Appraisal Institute, member #445564, awarded September 18, 2003
CCIM, member #19121, awarded April 15, 2011

GENERAL EDUCATION

State University of New York at New Paltz, B.A. Economics

PROFESSIONAL EDUCATION

Appraisal Institute:

Advanced Income Capitalization, Course 510; 2004; Highest and Best Use and Market Analysis, Course 520, 2005; Advanced Cost and Sales, Course 530, 2005; Report Writing and Valuation Analysis, Course 540, 2005; Advanced Applications, Course 550, 2006; "Evaluating Commercial Construction", 2004; "Hotel Valuation", 2008; "GIS Applications", 2008; "The Discounted Cash Flow Model", 2009; "Site use and Valuation Analysis", 2010; "Commercial Appraisal Engagement and Review", 2012; "Fundamentals of separating Real Property, Personal Property and Intangible Value.", 2012

CCIM Institute:

C101: *Financial Analysis for Commercial Investment Real Estate Analysis*: 2009
C102: *Market Analysis for Commercial Investment Real Estate*: 2010
C103: *User Decision Analysis for Commercial Investment Real Estate*: 2010
C104: *Investment Analysis for Commercial Real Estate*: 2011

PROFESSIONAL EXPERIENCE

President and C.O.O., R.P. Hubbell and Company, Inc.

Since 2003, engaged exclusively in the appraisal of real estate with emphasis on commercial, industrial, income producing properties and land for development.



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ANDREW WARD

State Certified Residential Appraiser
CHARLES F. CARNELL

**QUALIFICATIONS OF
DANIEL T. HUBBELL**

MEMBERSHIPS:

Appraisal Institute, Associate Member, October 2008

CERTIFICATIONS AND LICENSES:

Qualified General Real Estate Appraiser for NYS Department of Transportation

WORK EXPERIENCE:

Staff Appraiser: **R.P. HUBBELL & COMPANY, INC.**, Consultant of land economics and real estate valuation specializing in: commercial/industrial, market studies, high end residential, land use, special purpose, agricultural, conservation easements, and tax certiorari, 2008 to present

Grant Officer: **WACHOVIA REGIONAL FOUNDATION**, Internship, 2007 to 2008

Non-Profit/NGO Consultant: **UNITED NATIONS SYSTEM STAFF COLLEGE, WEST PHILADELPHIA ALLIANCE FOR CHILDREN, SHINING STARS THERAPEUTIC RIDING CORP.**, 2007 to 2008

Founder/Executive Director: **THE GETTYSBURG MASTERS COMMISSION**, Post-high school education non-profit organization, 1999 to 2007

EDUCATION:

ALBANY LAW SCHOOL – Albany, NY – J.D. Candidate, Class of 2014

UNIVERSITY OF PENNSYLVANIA, *Wharton School of Business, Fels School of Government, School of Social Policy and Practice* – Philadelphia, PA – M.S. Non-Profit/NGO Leadership

VALLEY FORGE CHRISTIAN COLLEGE – Phoenixville, PA – B.S. Theology

DUTCHESS COMMUNITY COLLEGE – Poughkeepsie, NY – Engineering, uncompleted

APPRAISAL COURSES ATTENDED AND COMPLETED –

Appraisal Institute: *Basic Appraisal Principles*, 2008; *Basic Appraisal Procedures*, 2008; *Uniformed Standards of Professional Appraisal Practice*, 2008; *General Sales Comparison Approach*, 2009; *General Appraiser Income Approach Part I*, 2009; *General Market Analysis and Highest and Best Use (Revised)*, 2009; *Appraising Distressed Commercial Real Estate*, 2009; *General Appraiser Income Approach Part II*, 2009; *Real Estate Finance, Statistics, and Valuation Modeling*, 2009; *General Appraiser Report Writing and Case Studies*, 2010; *General Appraiser Site Valuation and Cost Approach*, 2010; *Fair Housing / Fair Lending*, 2011; *How to Use the HP12c*, 2011