

BRESLIN REALTY CORPORATION

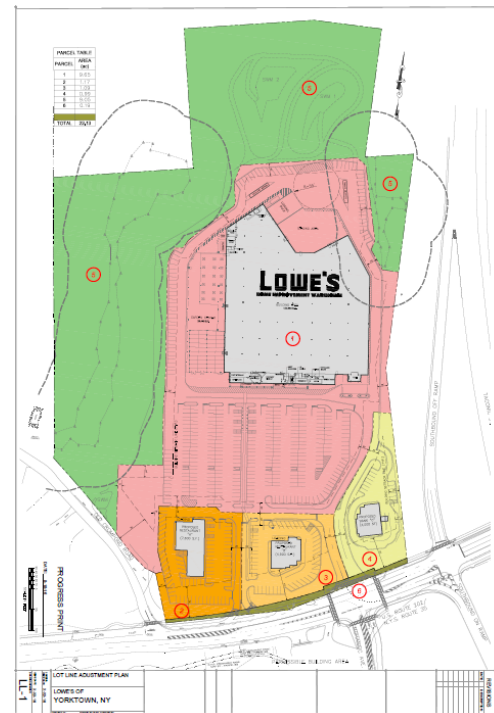
Garden City, New York

As part of an Environmental Impact Statement prepared for the Breslin Realty Corporation of Garden City, New York, F&A conducted a retail market analysis and commercial character assessment to examine potential economic and fiscal impacts of a proposed 150,000 square foot **Costco Wholesale Club Store** and filling station in the Town of Yorktown. The goal was to ascertain whether this superstore, to be located on Route 202 immediately west of the Taconic State Parkway, would create blighting influences or other potential land use, zoning or community character impacts. Working with Provident Design Engineering (formerly part of TRC Engineers), of Hawthorne, NY, the firm also examined land use & zoning and visual impacts of the store on the surrounding area.

In June 2016 a revised site plan was proposed for the Project Site with a **Lowe's Home Improvement Center** replacing Costco. F&A prepared a new retail market analysis and commercial character assessment to examine potential economic and fiscal impacts of the proposed project. The goal was to ascertain whether this project would create any new potentially significant adverse land use, zoning or community character impacts on nearby retail hamlets. The amended site plan was approved the Planning Board in late 2016.



Abandoned motel on Project Site



Lowe's Site Plan



Front Façade Rendering