

Introductory Remarks



and ***RSCC***

A Winning Team



Ranked No. 1

(In quality of merchandise)



The Biz Beat (<http://blogs.ajc.com/business-beat>)

Costco ranked No. 1 in Consumer Reports survey

10:50 am February 8, 2012, by Fran Jeffries

Costco is the way to go when it comes to online and in-store shopping. The retail chain store ranked No. 1 in a recent Consumer Reports survey of 10 stores — besting JCPenney, Kmart, Kohl's, Macy's, Meijer, Sam's Club, Sears, Target and Wal-Mart for its overall shopping experience.

Costco was the only chain to earn an outstanding grade for the overall quality of its merchandise, whether in the stores or online. And it earned above-average scores for all 10

product categories the survey rated — including electronic entertainment, jewelry and sporting goods.

Surprisingly, its website did better than its walk-in stores on all counts, except product quality (the two types tied), and earned top marks for layout, product value, and checkout.

In-store shoppers found a few things not to like about Costco: The chain's walk-in stores scored below average for selection, checkout (because of long lines), and service, and its shoppers were more likely than those elsewhere to complain about a lack of fitting rooms.

For the first time, some shoppers also discussed their experiences at many of the other retailers' online stores.

To see the complete ratings for all 10 chains, including in-store and online ratings for quality, value, checkout, customer service and in-store and website layout, go to

www.ConsumerReports.org.

The most prevalent issues walk-in customers said they faced at all the stores surveyed include long checkout lines, lack of sales help, and out-of-stock items.

And none of the stores stood out for customer service.

This might not be news to you if you're a Costco shopper. Do you agree with the findings? Do you love Costco?

RSCC

Retail's Master Developer

After more than 50 years,

Wilbur Breslin is still bringing cutting-edge ideas and national-brand stores to Long Island



By Ronald E. Roel

Along Jericho Turnpike in Dix Hills, a new Super Stop & Shop supermarket gleams with a fresh facade, spotless parking lot, and manicured landscaping. The store offers wide, tiled aisles, an expansive produce section, a Staples office supply section, a pharmacy counter, Starbucks outlet—even a “Sip, Savor and Surf” café area with free wireless Internet access.

There is a sense of easy grace about the place—but building it was anything but easy.

It took decades for Wilbur F. Breslin to develop the 32-acre site, which was once a nursery. “For 25 years I tried to develop it by getting it zoned, and every time I got defeated,” recalled Breslin, who is president and chief executive of Breslin Realty Development Corp., based in

Garden City. Finally, after years of negotiating with the local civic group and public officials—culminating with a community charrette—Breslin was granted approval to build a 100,000-square-foot Stop & Shop, and nine upscale houses that buffered the property from adjacent neighborhoods, provided that 9 1/4 acres be donated to the Town of Huntington.

“The fact that the store opened last year is a great testament to [Breslin’s] persistence, patience, and, ultimately, his skill,” says Jim Sylvia, vice president of real estate for Stop & Shop’s New York metropolitan area [stores]. “His work with the local residents and leaders of that community was the only reason that the project was able to go forward.”

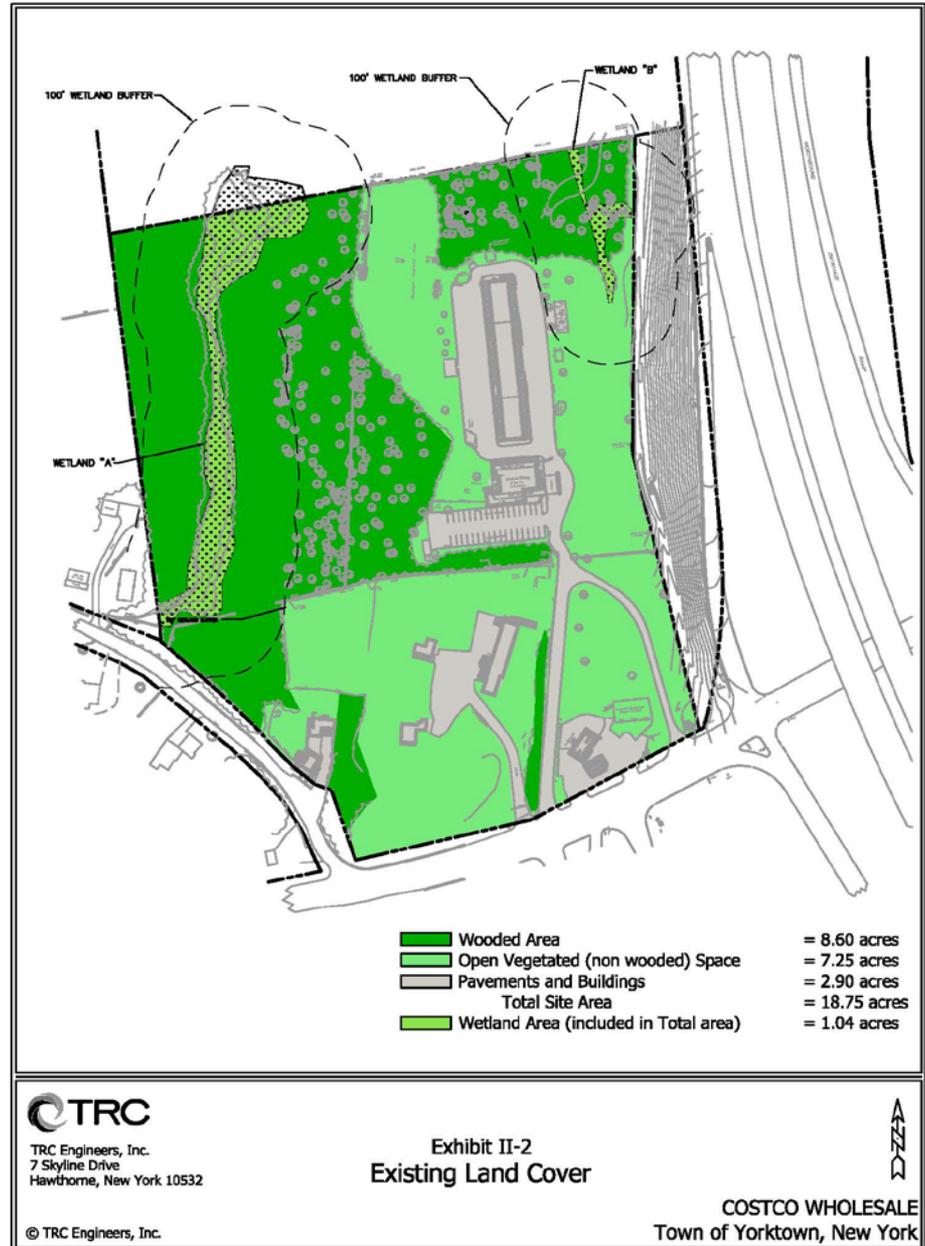


Stop and Shop, East Northport, NY

Robert Moses Master Builder Award 2008

Redevelopment Site

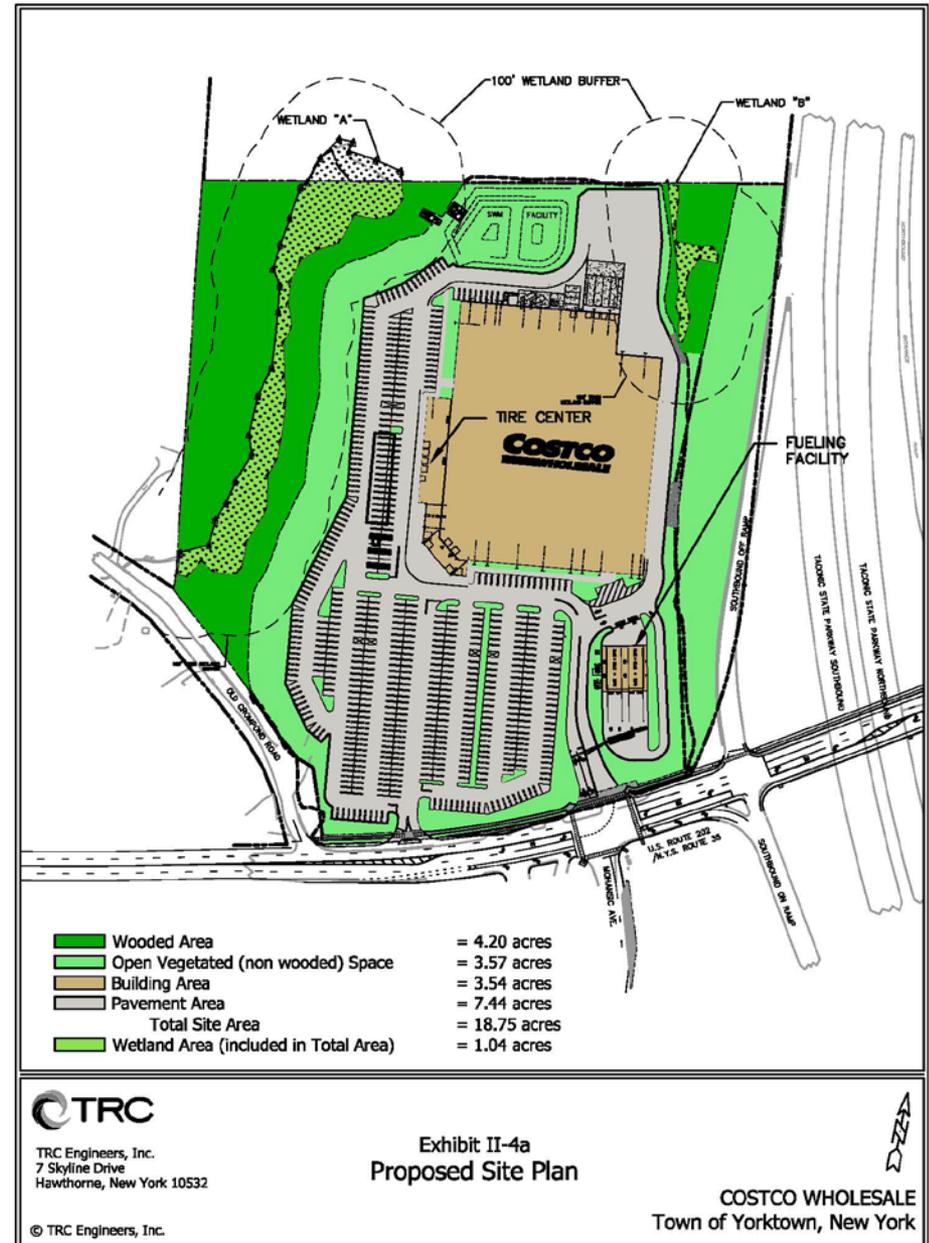
- 18.75 acre site
- 10.1 acres disturbed
- Abandoned buildings
- Hazardous Conditions
- Untreated Storm Runoff
- Wetlands (0.91 + 0.13 acres)
- Site terrain



Proposed Costco Wholesale

Wholesale

- 151K s.f. building
- 12 fueling dispensers
- 610 parking spaces
- Site Access & circulation
- 7.8 acres remain green
- Demolition & remediation
- Landscape buffering



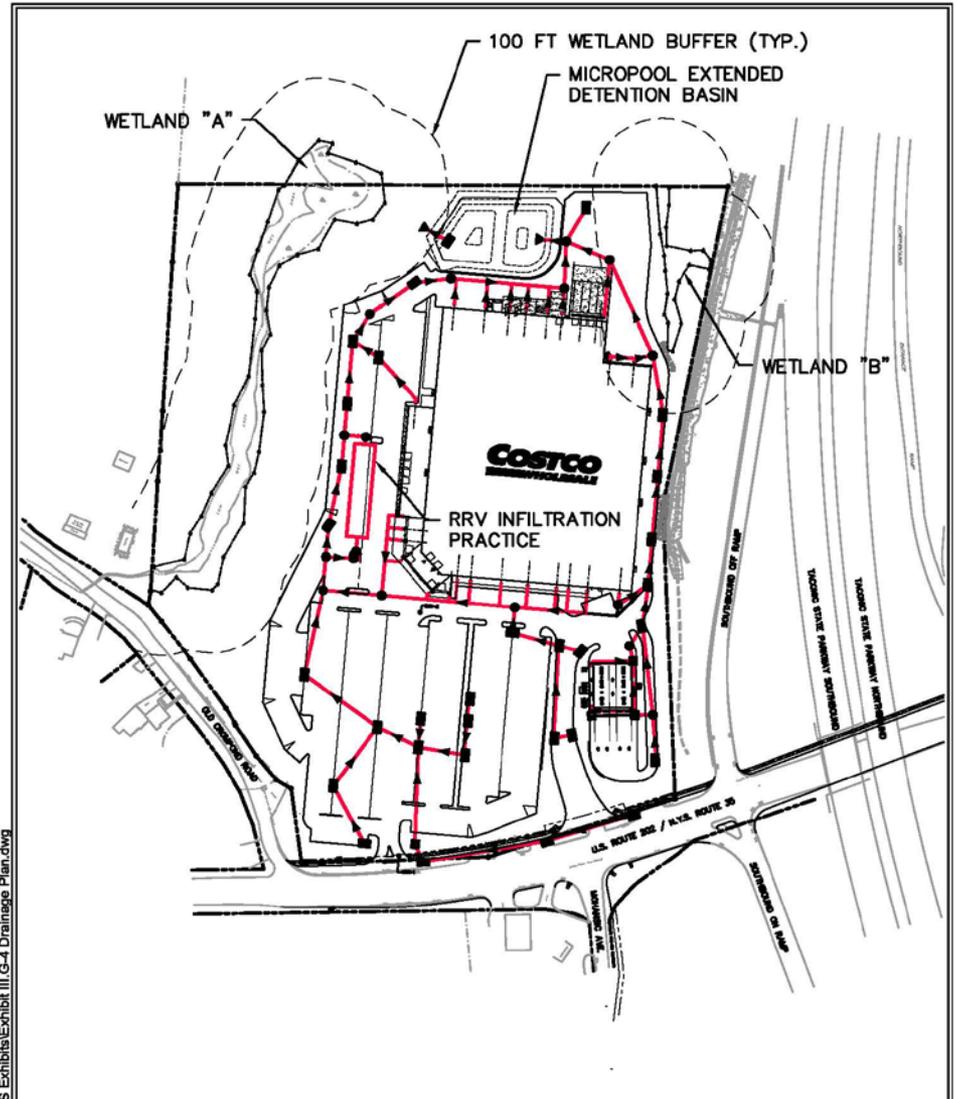
Proposed View from TSP Ramp



Existing Views



Proposed Stormwater Plan



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TRC
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
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Exhibit III.G-4
Proposed Drainage Plan

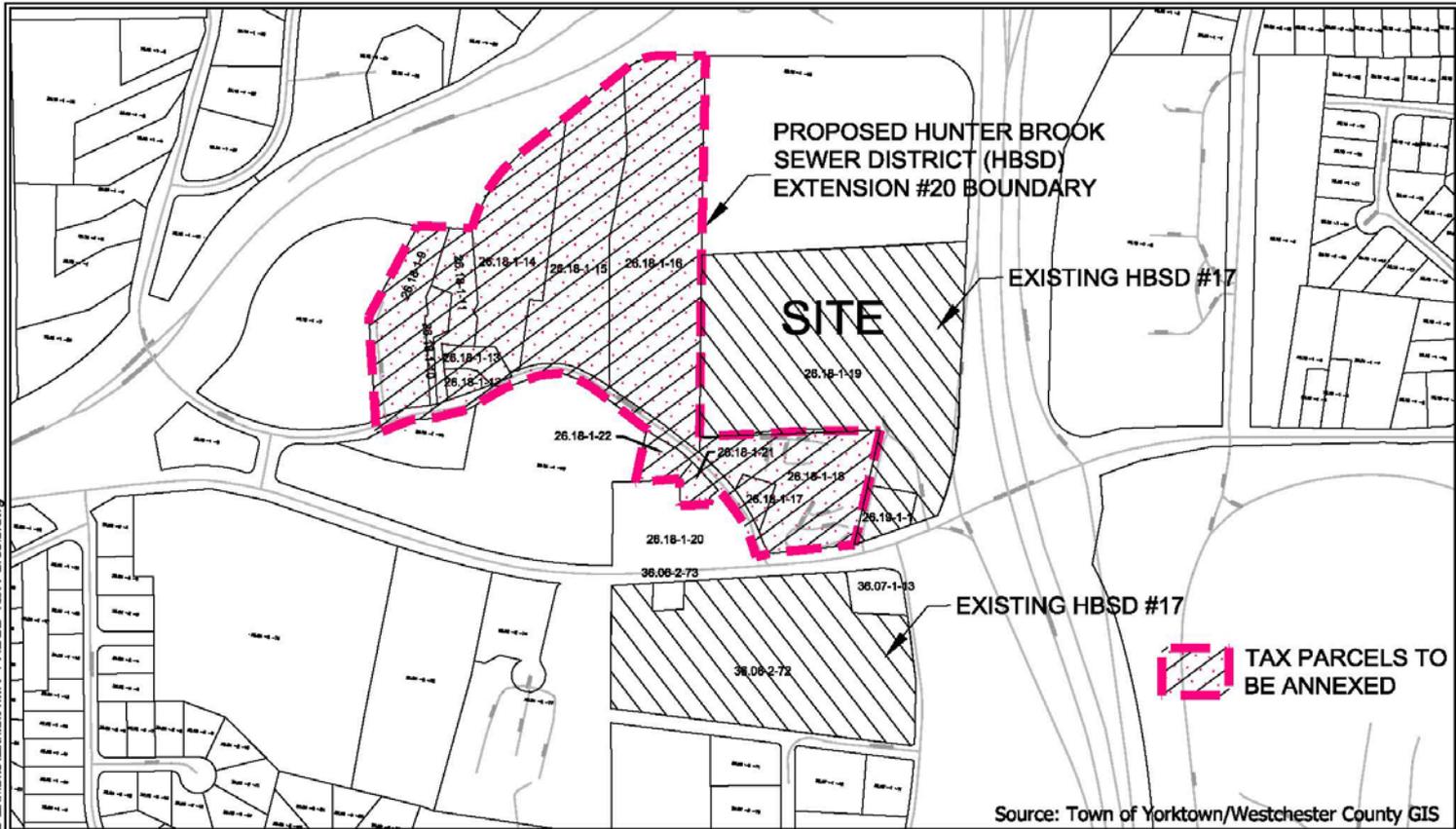


COSTCO WHOLESALE
Town of Yorktown, New York

Stormwater Table

Peak Discharge Rate Comparison Table					
Design Storm Frequency	Rainfall (inches)	Design Point	Existing Runoff Rate (cfs)	Proposed Runoff Rate (cfs)	% Reduction
1-Year Design Storm	2.8	2	1.77	0.60	62
2-Year Design Storm	3.5	2	3.78	1.44	62
10-Year Design Storm	5.0	2	16.24	5.47	66
25-Year Design Storm	6.0	2	25.48	12.55	51
50-Year Design Storm	7.0	2	34.23	27.47	20
100-Year Design Storm	7.5	2	38.75	34.38	11
Note: <ul style="list-style-type: none">• Design Point 2: Location where stream discharges from the site.					

Hunter Brook Sewer District Expansion



Q:\Acad160165213\dwg\DEIS\Exhibits\Exhibit III.H-4 HBSD Tax Parcels.dwg

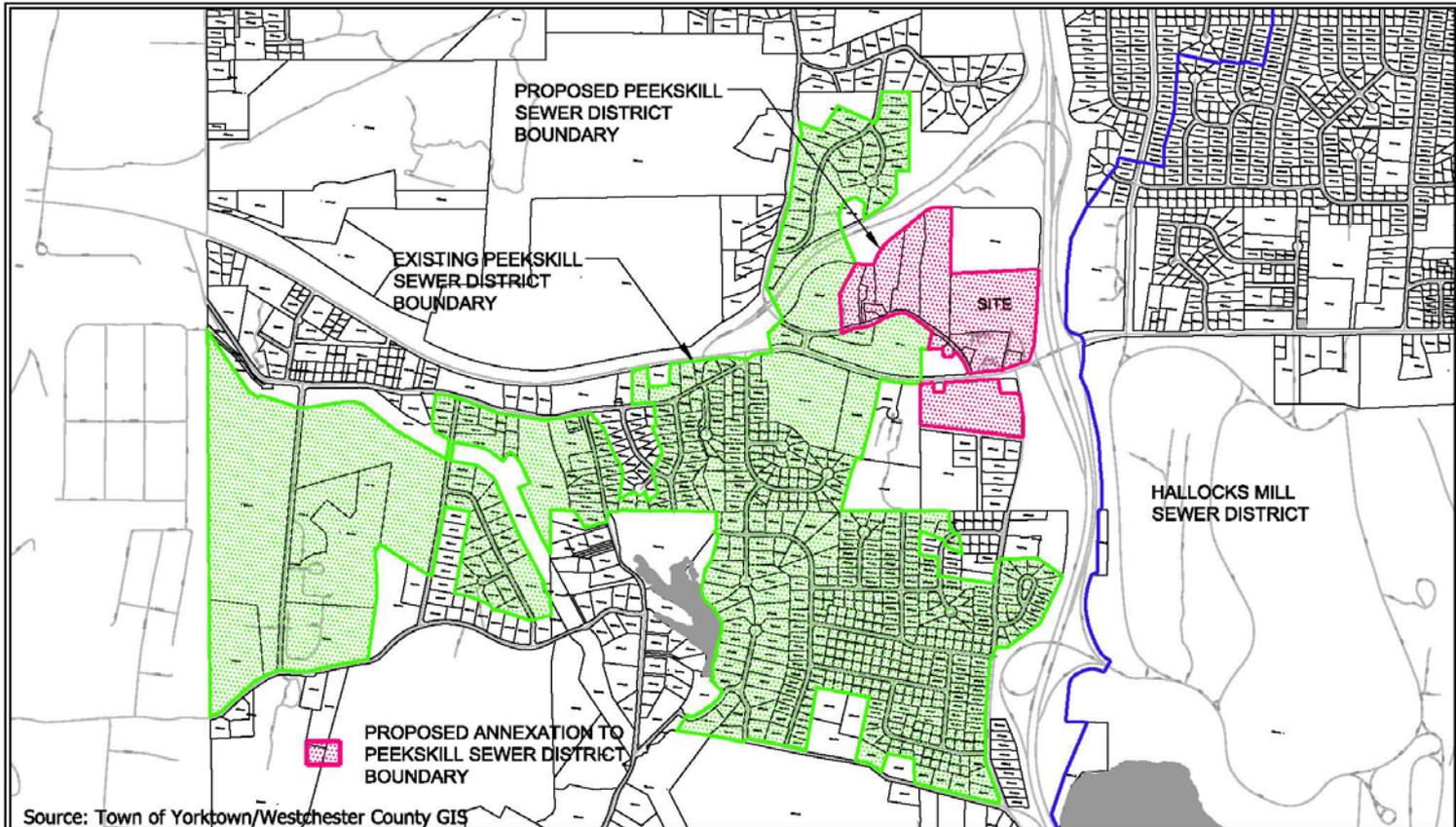
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TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532

Exhibit III.H-4
Tax Parcels to be Annexed to Hunter
Brook Sewer District

COSTCO WHOLESALE
Town of Yorktown, New York

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Peekskill Sewer District Expansion



TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532

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Exhibit III.H-5
Proposed Expansion to
Peekskill Sanitary Sewer District

COSTCO WHOLESAL
Town of Yorktown, New York

Traffic Improvements

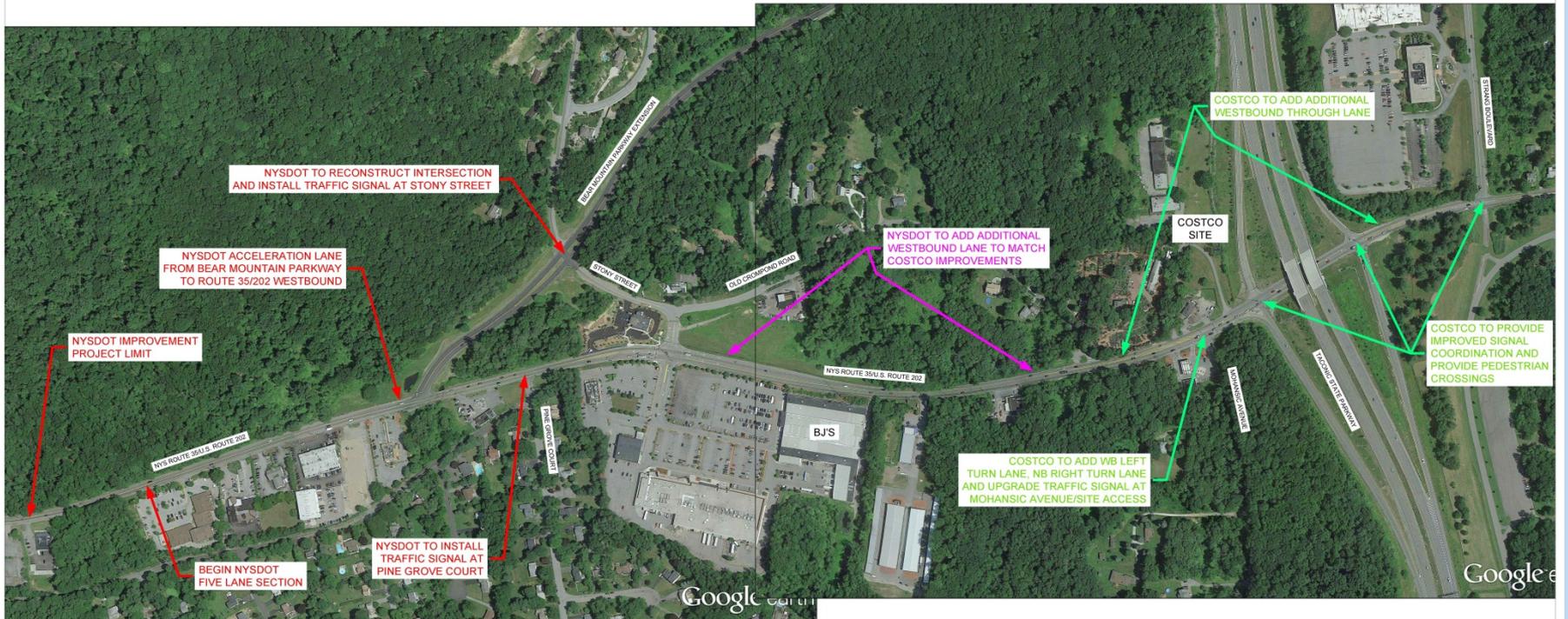
Existing Roadways



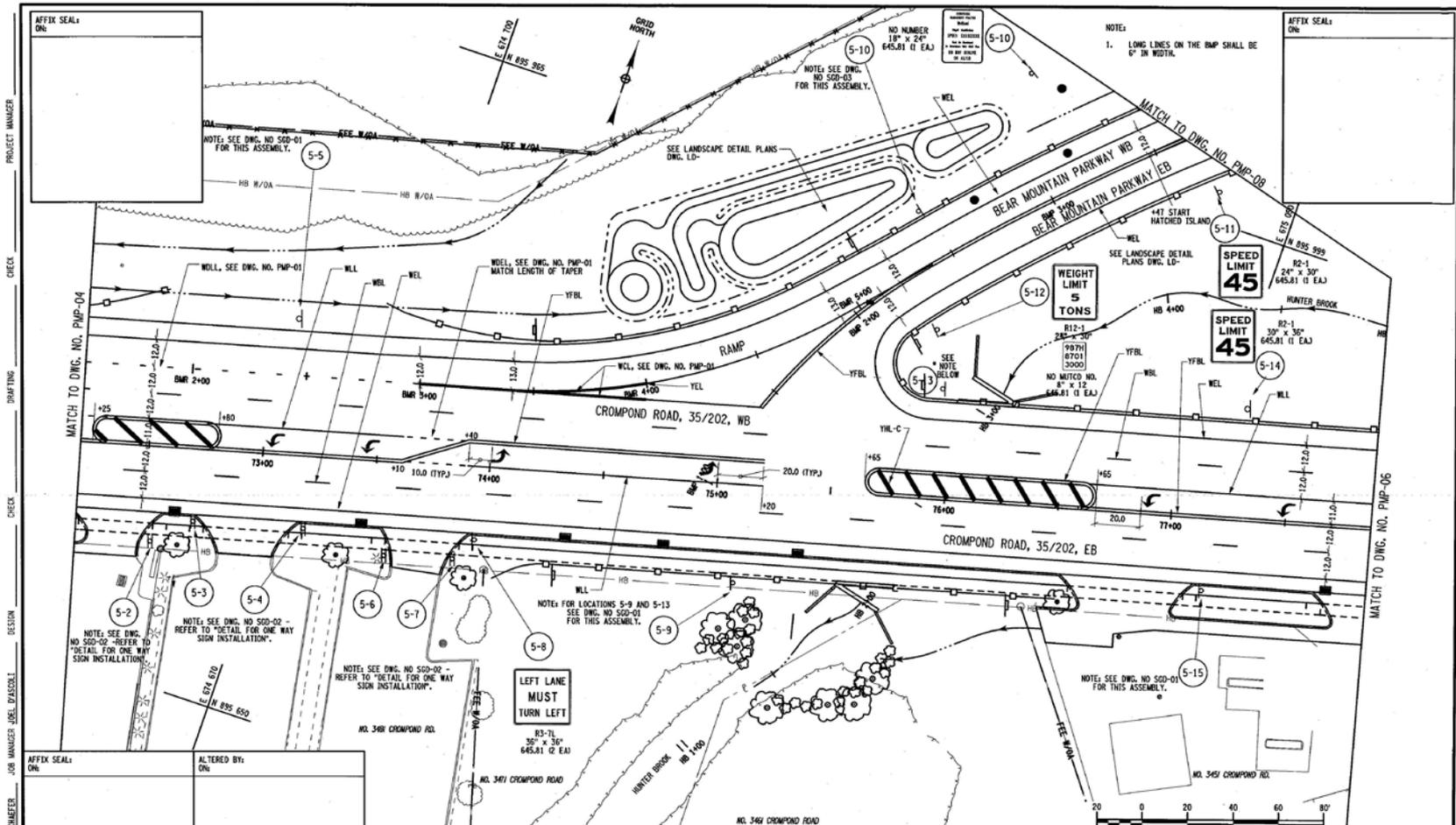
Existing Roadways (West of Site)



Proposed Traffic Improvements



DOT Improvements to Route 202 at Bear Mountain Parkway



PROJECT MANAGER
 CHECK
 DRAFTING
 CHECK
 DESIGN
 JOB MANAGER: JUEL D'ASSALE
 DESIGN SUPERVISOR: MICHAEL SCHMEITZER
 FILE NAME: B65134.dwg
 DATE PLOTTED: 08/05/04
 USER: jduffy

AFFIX SEAL:
 ON:

AFFIX SEAL:
 ON:

AFFIX SEAL:
 ON:

ALTERED BY:
 ON:

AS-BUILT REVISIONS:
 DESCRIPTION OF ALTERATIONS:

S/L# 331 - PEKESKILL - SALEM CENTER, PART 3
 S/L# 332 - PEKESKILL - SALEM CENTER, PART 4
 S/L# 9480 - TSP KENSICO DAM PLAZA TO COUNTY LINE
 TOWN OF YORKTOWN
 COUNTY OF WESTCHESTER

PROJECT NO. 1023390
 RITE 35/202
 UTILITY QUALITY LEVEL C

CLIENTS:
 C880010
 C880000

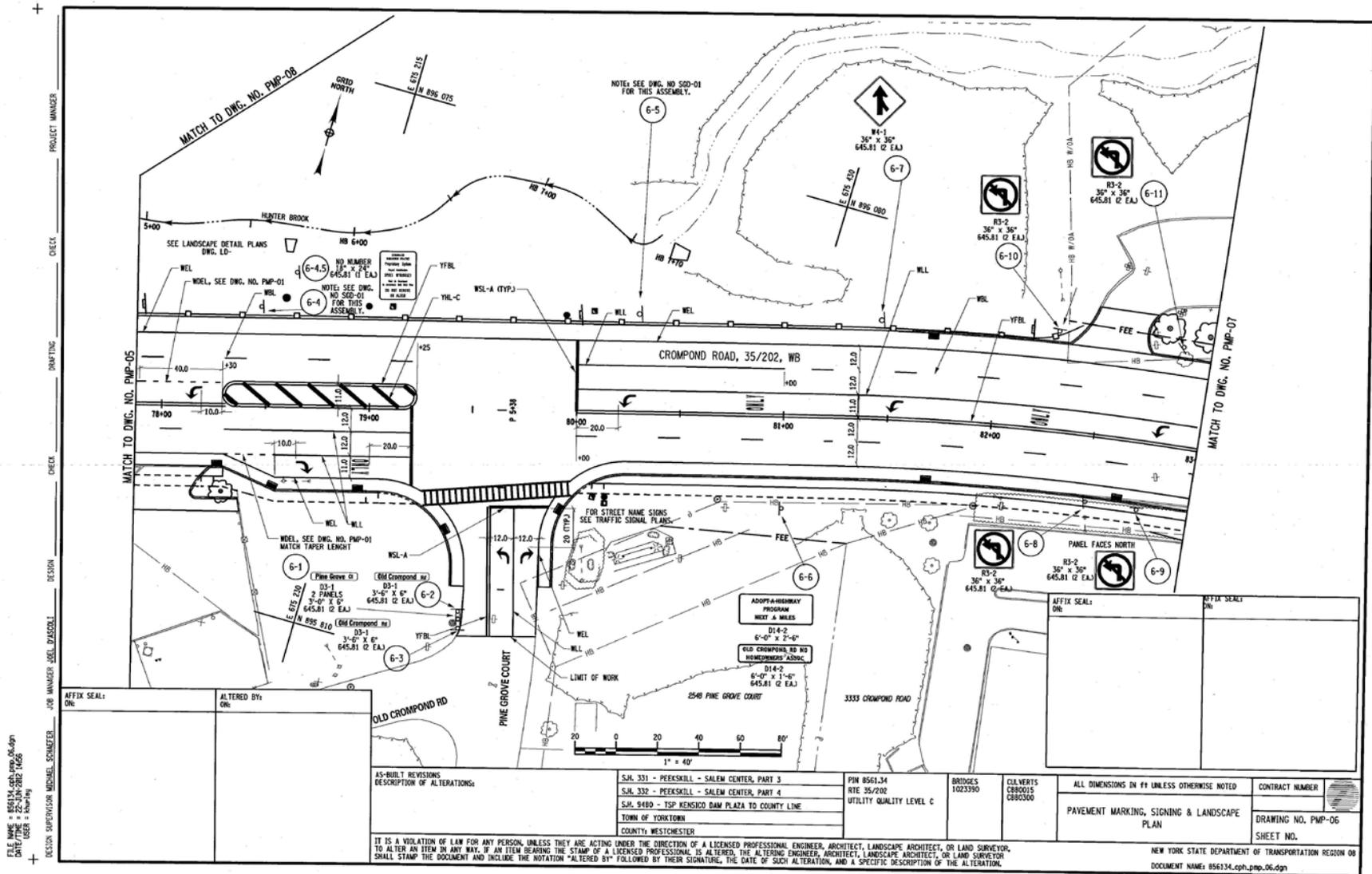
ALL DIMENSIONS IN FT UNLESS OTHERWISE NOTED
 PAVEMENT MARKING, SIGNING, & LANDSCAPE PLAN

CONTRACT NUMBER
 DRAWING NO. PMP-05
 SHEET NO.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 08
 DOCUMENT NAME: B65134.dwg.pmp.05.dgn

DOT Improvements to Route 202 at Pine Grove Court



PROJECT MANAGER: []
 CHECK: []
 DRAFTING: []
 DESIGN: []
 JOB MANAGER: JANEL DYASOUL
 DESIGN SUPERVISOR: MICHAEL SCHMEYER

FILE NAME: 856134_cph.pmp.06.dgn
 DATE PLOTTED: 08/26/08 14:05
 USER: []

AFFIX SEAL: ON:	ALTERED BY: ON:

AS-BUILT REVISIONS
DESCRIPTION OF ALTERATIONS:

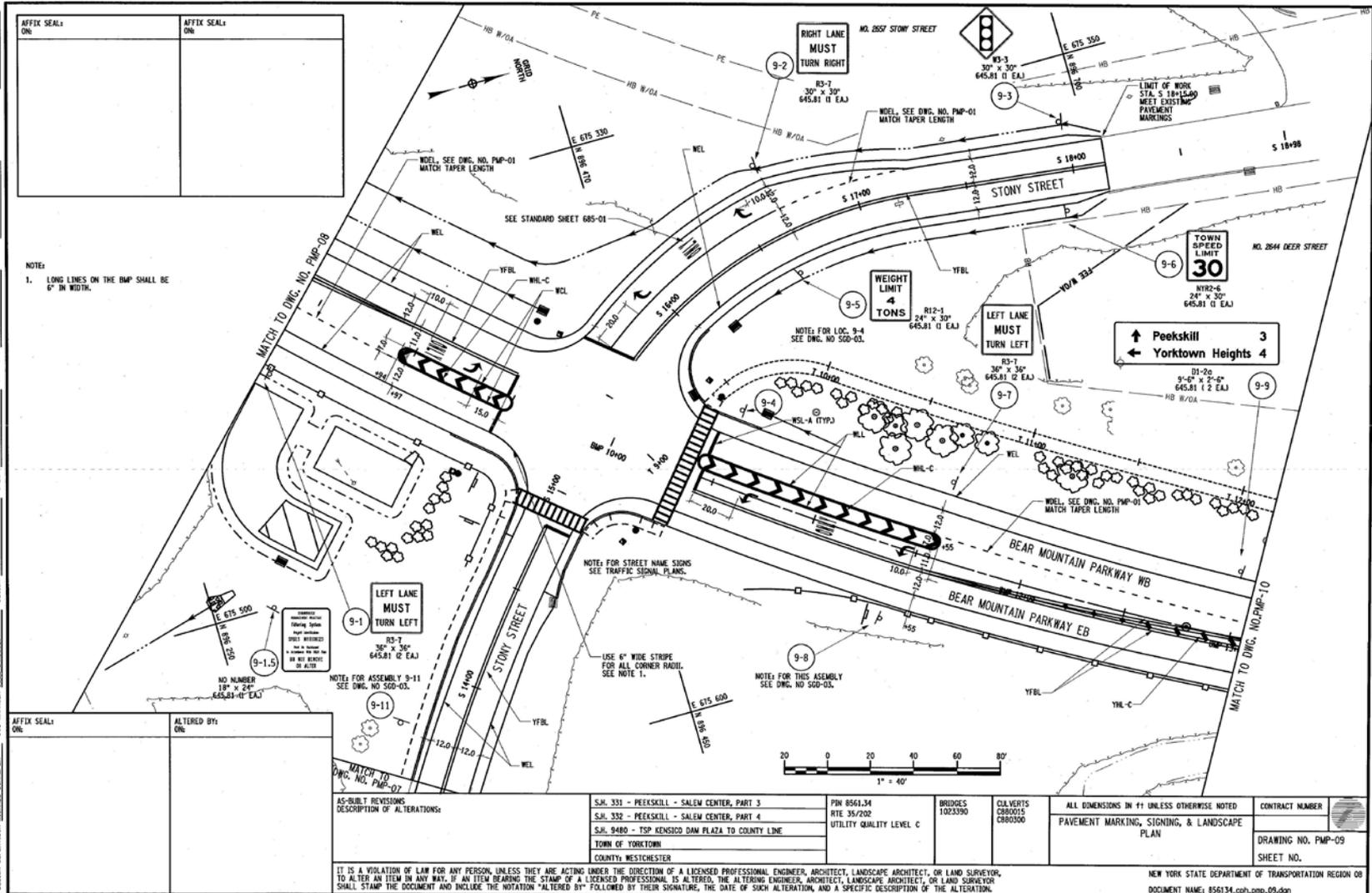
S.H. 331 - PEKESKILL - SALEM CENTER, PART 3	PIN 856134
S.H. 332 - PEKESKILL - SALEM CENTER, PART 4	RTE 35/202
S.H. 9480 - TSP KENSICO DAM PLAZA TO COUNTY LINE	UTILITY QUALITY LEVEL C
TOWN OF YORKTOWN	BRIDGES 1023390
COUNTY: WESTCHESTER	CULVERTS CB00015 CB00300

ALL DIMENSIONS IN FT UNLESS OTHERWISE NOTED	CONTRACT NUMBER
PAVEMENT MARKING, SIGNING & LANDSCAPE PLAN	DRAWING NO. PMP-06 SHEET NO.

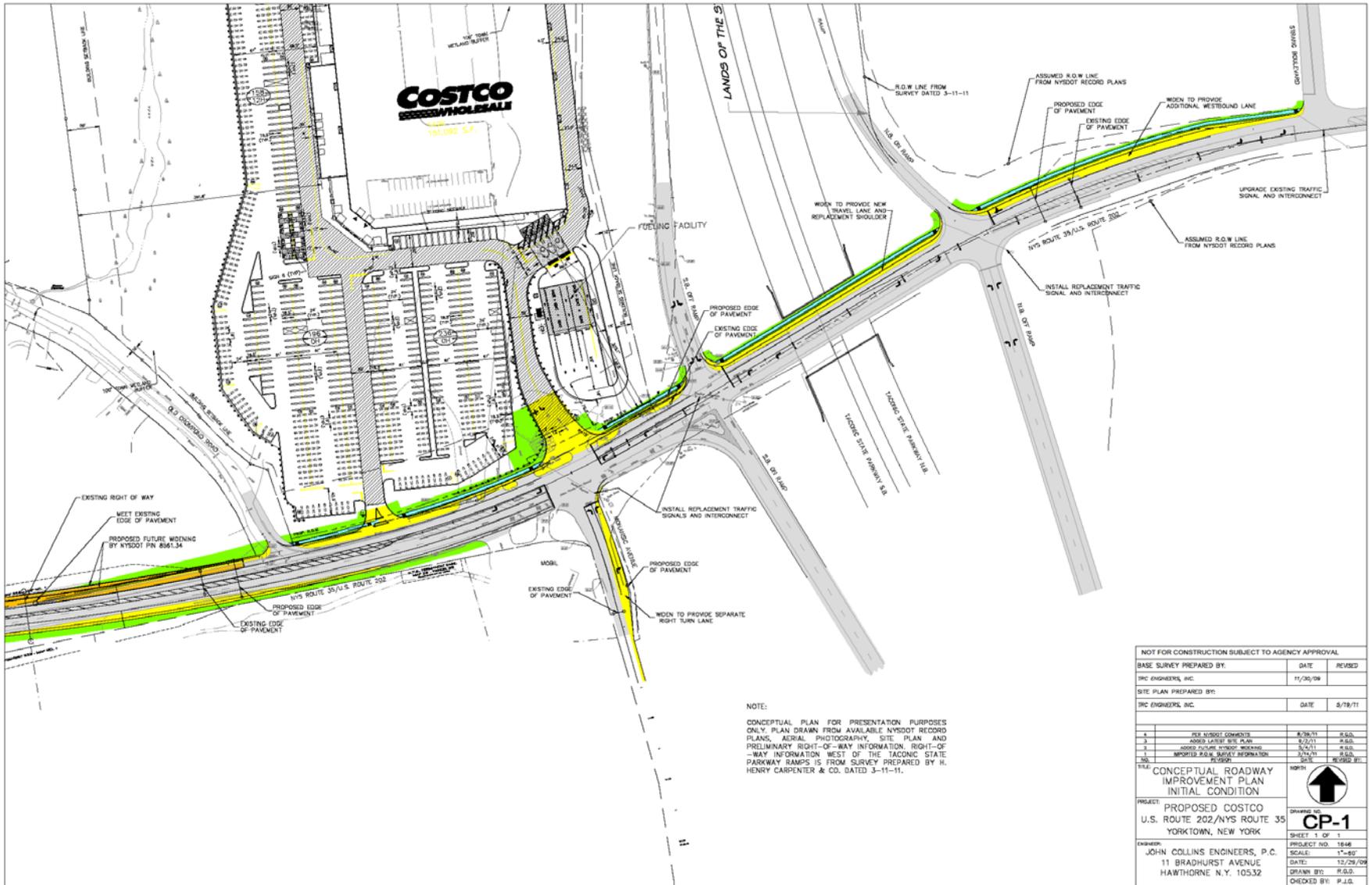
NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 08
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DOT Improvements to Bear Mountain Parkway at Stony Street



Offsite Roadway Improvements



NOTE:
CONCEPTUAL PLAN FOR PRESENTATION PURPOSES ONLY. PLAN DRAWN FROM AVAILABLE NYS DOT RECORD PLANS, AERIAL PHOTOGRAPHY, SITE PLAN AND PRELIMINARY RIGHT-OF-WAY INFORMATION, RIGHT-OF-WAY INFORMATION WEST OF THE TACONIC STATE PARKWAY RAMPS IS FROM SURVEY PREPARED BY H. HENRY CARPENTER & CO. DATED 3-11-11.

NOT FOR CONSTRUCTION SUBJECT TO AGENCY APPROVAL			
BASE SURVEY PREPARED BY:	DATE	REVISED	
SEC ENGINEERS, INC.	11/20/09		
SITE PLAN PREPARED BY:	DATE	REVISED BY:	
SEC ENGINEERS, INC.	5/19/11		
NO.	DATE	BY	REVISED BY
1	8/29/11	P.J.G.	
2	9/22/11	P.J.G.	
3	9/22/11	P.J.G.	
4	9/22/11	P.J.G.	
5	9/22/11	P.J.G.	
6	9/22/11	P.J.G.	
7	9/22/11	P.J.G.	
8	9/22/11	P.J.G.	
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98	9/22/11	P.J.G.	
99	9/22/11	P.J.G.	
100	9/22/11	P.J.G.	

CONCEPTUAL ROADWAY IMPROVEMENT PLAN INITIAL CONDITION



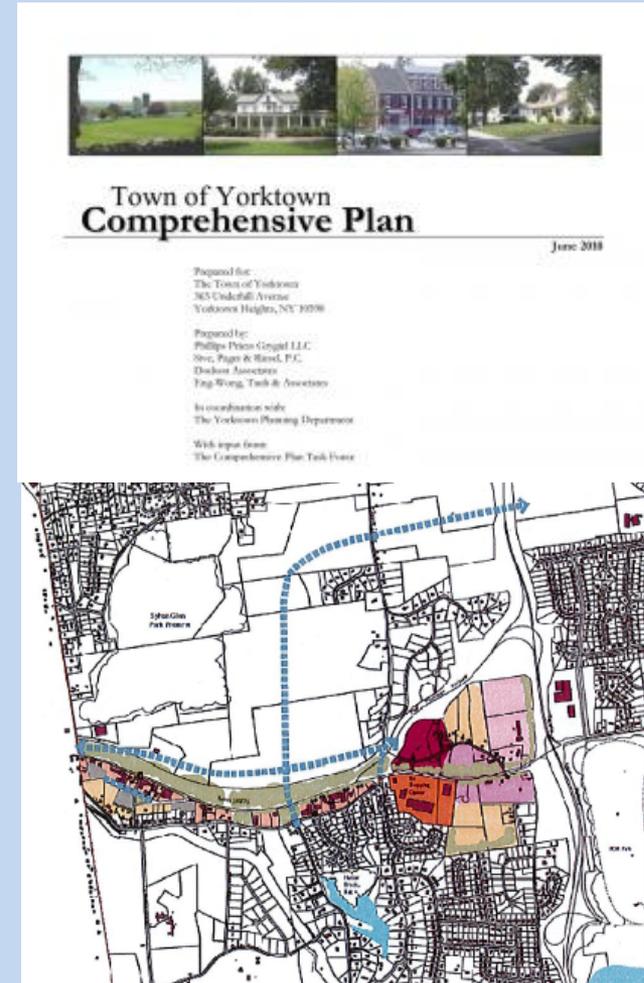
PROJECT: PROPOSED COSTCO U.S. ROUTE 202/NYS ROUTE 35 YORKTOWN, NEW YORK

DRAWING NO.: CP-1
SHEET 1 OF 1
PROJECT NO.: 1646
SCALE: 1"=40'
DATE: 12/29/09
DRAWN BY: P.J.G.
CHECKED BY: P.J.G.

Land Use and Zoning

Town Comprehensive Plan

- Proposed Costco Store is allowed under the current C-3 zoning of the project site.
- Comprehensive Plan Policy: 4-24 supports retail use with a “regional draw” at the eastern edge of the Bear Mountain Triangle 202 area (project site).



Socio-economic

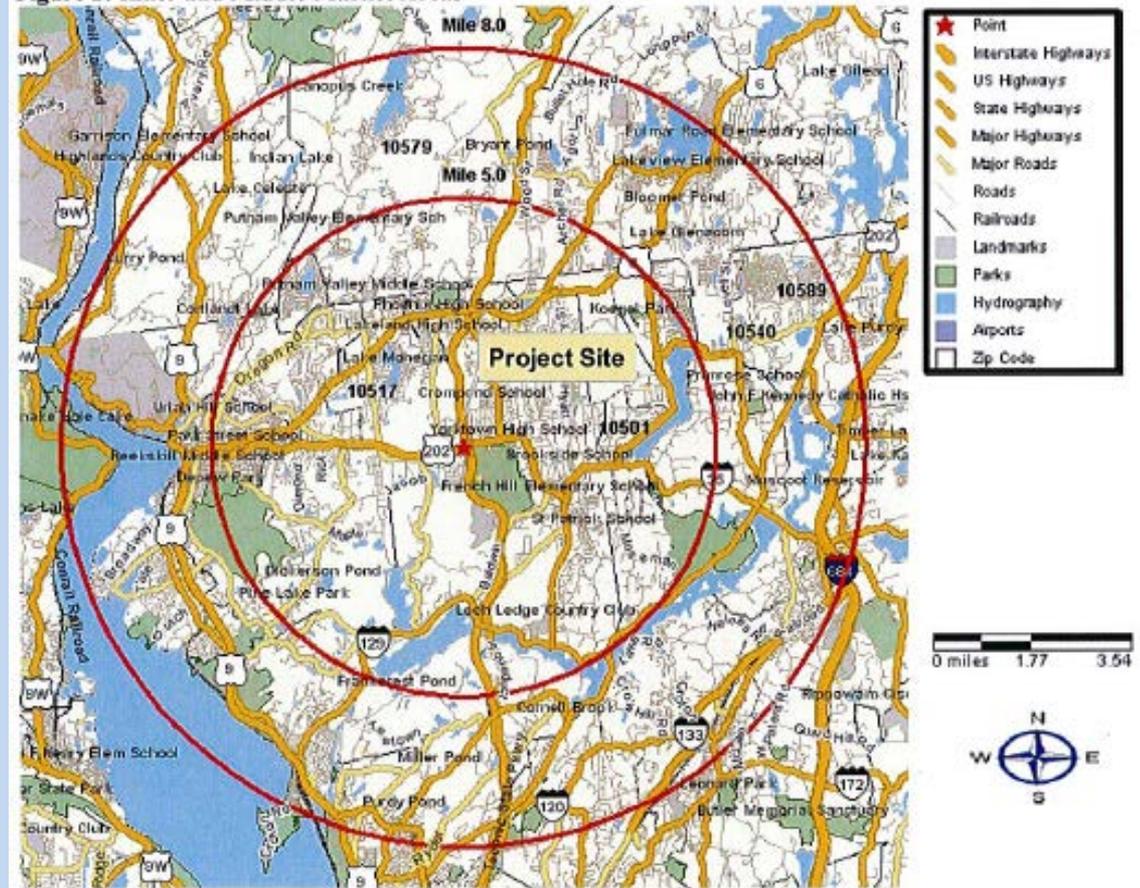
Market Study

- **Unmet Spending Potential**

1. **Inner Trade Area – < 5.0 Miles Total = \$63,408,087**
2. **Middle Trade Area – 5.0-8.0 Miles, Total = \$822,116,806**
3. **Outer Trade Area - > 8.0 Miles Total = \$931,010,275**

“Sales Leakage”

Figure 2: Inner and Middle Market Areas



Source: Claritas, Inc. (May 2011).

Commercial Character Assessment

Crompond / Route 202



Yorktown Heights



Mohegan Lake



Jefferson Valley



Shrub Oak



Fiscal and Socio-economic Impacts

The fiscal and socio-economic impacts of the proposed Costco Store will be positive.

- ***Construction Phase*** - Costco to create approximately **350 temporary full-time equivalent (FTE) construction jobs** at the project site with **\$17,815,000** in earnings during the construction phase.
- ***Operation Phase*** – Costco to create approximately **200 permanent direct jobs** with **annual earnings of approximately \$8,207,680**.
- ***Indirect Impacts*** – Costco expects the project to indirectly create **81** temporary FTE jobs with **\$3,088,620** in earnings during the construction phase, and an additional **45** permanent indirect jobs at off-site locations earning **\$1,422,981** per year.

Fiscal and Socio-economic Impacts

- Existing Property Taxes and Site Revenues to the Town
 - Total = \$110,490.05.
 - \$16,424.49 to the Town of Yorktown,
 - \$16,455.36 to Westchester County (2010) and \$77,610.20 to the Yorktown Central School District (2011).

Fiscal and Socio-economic Impacts

- **Property Taxes and Site Revenues of the Proposed Development**
 - Costco is anticipated to generate approximately **\$910,803 annually in property taxes**
 - \$92,248 to the Town
 - \$613,290 to the Yorktown Central School District
 - \$91,657 to the County
 - \$113,608 in property taxes generated to special districts
 - Plus an additional **\$22,140** to the County Sewer District.

Operation Phase Fiscal Impacts Matrix

Operation Phase – Direct and Indirect Impacts						
	Year-One Revenues					
	Direct Impacts		Indirect Impacts			Total
Jurisdiction	Sales Tax Revenues	Personal Income Tax Revenues	Property Tax Revenues	Personal Income Tax Revenues	Sewer Tax	
State	\$5,200,000	\$328,327		\$56,919		\$5,585,246
CO County Tax	\$3,900,000		\$91,657		\$22,140	\$4,013,797
TO Town Tax			\$92,248			\$92,248
Yorktown Central School District (1)			\$613,290			\$613,290
Yorktown Special Districts:						
F0061 Lake Mohegan Fire District			\$41,148			\$41,148
G0084 Westchester County Refuse			\$8,896			\$8,896
Hunter Brook Sewer District			\$47,813			\$47,813
OP099 Open Space & Conserv			\$30			\$30
P0065 Advanced Life Support			\$2,506			\$2,506
W0100 Yorktown Consolidated Water District.			\$13,215			\$13,215
MCTMT	\$487,500					\$487,500
Total	\$9,587,500	\$328,327	\$910,803	\$56,919	\$22,140	\$10,905,689

Source: Costco DEIS – September 2012

Costco



YORKTOWN
NEW YORK

EXTERIOR PERSPECTIVE

MULVANNY | G2
ARCHITECTURE