

Gyrodyne, LLC

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ex Transition Period	False
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Smaller Reporting Company?	True

Documents

10-Q	FORM 10-Q
EX-31.1	Exhibit 31.1
EX-32.1	Exhibit 32.1
EX-99.3	Exhibit 99.3
EX-99.4	Exhibit 99.4
EX-99.6	Exhibit 99.6
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FORM 10-Q

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

(Mark One)

☒ QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended March 31, 2025

OR

☐ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission file number 001-37547

Gyrodyne, LLC

(Exact name of registrant as specified in its charter)

New York

46-3838291

(State or other jurisdiction of incorporation or organization)

(I.R.S. Employer Identification No.)

1 Flowerfield, Suite 24, St. James, NY 11780

(Address and Zip Code of principal executive offices)

(631) 584-5400

(Registrant’s telephone number, including area code)

(Former name, former address and former fiscal year, if changed since last report)

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Trading Symbol	Name of Exchange on which Registered
Common Shares of Limited Liability Company Interests	GYRO	Nasdaq Capital Market

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company or emerging growth company. See the definitions of “large accelerated filer,” “accelerated filer”, “smaller reporting company” and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large accelerated filer ☐

Accelerated filer ☐

Non-accelerated filer ☒

Smaller reporting company ☒

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

Indicate the number of shares outstanding of each of the issuer’s classes of common stock, as of the latest practicable date.

On May 5, 2025, there were 2,199,308 common shares outstanding.

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QUARTER ENDED MARCH 31, 2025

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PART I- FINANCIAL INFORMATION

Item 1. Financial Statements.

GYRODYNE, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF NET ASSETS
AS OF MARCH 31, 2025 (UNAUDITED) AND DECEMBER 31, 2024
 (Liquidation Basis)

	March 31, 2025 (Unaudited)	December 31, 2024
ASSETS:		
Real estate held for sale	\$ 50,388,000	\$ 50,388,000
Cash and cash equivalents	5,787,279	5,899,232
Rent receivable	107,913	335,966
Other receivables	16,281	36,893
Total Assets	<u>\$ 56,299,473</u>	<u>\$ 56,660,091</u>
LIABILITIES:		
Accounts payable	\$ 1,620,792	\$ 1,524,238
Accrued liabilities	2,056,693	2,045,596
Deferred rent liability	34,447	21,195
Tenant security deposits payable	225,635	213,081
Loans payable	11,094,466	11,169,922
Estimated liquidation and operating costs net of estimated receipts	10,455,050	11,089,746
Total Liabilities	<u>25,487,083</u>	<u>26,063,778</u>
Net assets in liquidation	<u>\$ 30,812,390</u>	<u>\$ 30,596,313</u>

See notes to consolidated financial statements

GYRODYNE, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS
FOR THE THREE-MONTHS ENDED MARCH 31, 2025
(Liquidation Basis)
(Unaudited)

Net assets in liquidation, as of December 31, 2024	\$	30,596,313
Changes in assets and liabilities in liquidation:		
Remeasurement of assets and liabilities		216,077
Net increase in liquidation value		216,077
Net assets in liquidation, as of March 31, 2025	\$	30,812,390

See notes to consolidated financial statements

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (LIQUIDATION BASIS) FOR THE THREE-MONTHS ENDED MARCH 31, 2025 (unaudited)

1. The Company

Strategic Overview

Gyrodyne, LLC's (including its subsidiaries, "Gyrodyne", the "Company" or the "Registrant") corporate strategy is to pursue entitlements on our two remaining properties, so that they can be sold to one or more developers with increased development flexibility at higher prices, thereby maximizing value and distributions. Gyrodyne intends to dissolve after we complete the disposition of our assets, apply the proceeds to settle debts and claims, and then pay liquidating distributions to our shareholders.

Gyrodyne filed subdivision applications in March 2017 with respect to Cortlandt Manor and Flowerfield. The COVID-19 pandemic caused significant delays in the regulatory approval process, as state, county and local staff charged with processing our subdivision applications all postponed activity due to work-from-home transitions.

Flowerfield

On March 30, 2022, the Town of Smithtown Planning Board (the "Planning Board") voted four to zero with one abstention to grant Gyrodyne's application for preliminary approval to divide the Flowerfield property into eight lots, subject to certain conditions (the "Flowerfield Subdivision Application").

On April 26, 2022, the Incorporated Village of Head of the Harbor and certain other parties (collectively, the "Petitioners"), commenced a special proceeding under Article 78 of New York's Civil Practice Law & Rules (the "Article 78 Proceeding") against the Town of Smithtown and certain other parties, including Gyrodyne, seeking to annul the Planning Board's determinations relating to the Flowerfield Subdivision Application. Specifically, the petition commencing the Article 78 Proceeding (the "Petition") seeks to annul the Planning Board's (i) approval of a findings statement pursuant to the State Environmental Quality Review Act ("SEQRA"), dated September 16, 2021, and adopted by the Planning Board on March 30, 2022, concerning the Flowerfield Subdivision Application, and (ii) preliminary approval on March 30, 2022 of the Flowerfield Subdivision Application. The arguments made in the Petition are substantially similar to those made by opponents of the Flowerfield Subdivision Application during the SEQRA and subdivision process. Gyrodyne and the Town of Smithtown are vigorously defending the Planning Board's determinations against the Petition. In June 2022, Gyrodyne and the Town of Smithtown filed motions to dismiss the Petition (the "Motions"). On February 6, 2024, the Supreme Court of the State of New York, Suffolk County issued an order (the "Order"), denying the Motions in part and granting them in part. Specifically, the Order (i) denied the Motions as to three individual Petitioners and the St. James-Head of the Harbor Neighborhood Preservation Coalition, Inc., (ii) granted the Motions as to the remaining twenty (20) individual Petitioners and the Village of Head of the Harbor, (iii) denied the branch of Gyrodyne's motion alleging that Petitioners failed to state a claim. On October 11, 2024, the Supreme Court of the State of New York issued a ruling in favor of the Company dismissing the Article 78 petition in its entirety. On October 28, 2024, the Company received a notice of appeal filed by the petitioners in this proceeding seeking to appeal the court's dismissal of the Article 78 petition, citing as grounds for appeal "whether the court erred in denying the petition and dismissed the Article 78 proceeding, and any and all other issues which may arise upon further review of the record on appeal".

On November 12, 2024, the petitioners filed a notice of motion to renew and reargue, seeking to have the court direct the respondents to undertake a supplemental environmental impact statement to address retaining of storm water at the property being developed in light of a recent storm, and to annul the resolution approving the preliminary site plan.

On March 17, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the appellants motion to stay enforcement of the order, pending hearing and determination of appeal. On March 21, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the Petitioners motion to renew and reargue. On April 16, 2025 the Petitioners filed a notice of appeal seeking to appeal the March 17, 2025 order denying the appellants motion to stay enforcement of the order dismissing the Petition pending the appeal.

On April 28, 2025 the Petitioners perfected their appeal on the original Petition. The Petitioners' memorandum of law largely repeats their earlier position and arguments, which the Supreme Court previously found to be an insufficient basis for overturning the Planning Board's determinations. Gyrodyne will coordinate with the Town of Smithtown on promptly responding to the Petitioners' appellate papers.

Pleadings filed in the Article 78 Proceeding may be accessed through a link (and related instructions) to the New York State Unified Court System which appears on the Company's website at <https://www.gyrodyne.com>.

Gyrodyne remains confident in its defense of the appeal, the motion to renew and reargue and the motion to appeal the denial of the Petitioners' motion to stay enforcement of the order. Gyrodyne believes that the process of negotiating purchase agreements, securing final subdivision approval and final unappealable site plan approval and consummating the sale of our properties could extend into 2026, although there can be no assurance that Gyrodyne and the Town of Smithtown will be successful in the defense of the appeals and any other motions or that other factors beyond our control will not necessitate a further extension of the timeline.

The estimated timeline assumes that Flowerfield is not sold until the culmination of the Article 78 Proceeding. Although Gyrodyne believes that selling individual lots will maximize value, it is also pursuing prospective purchasers who may be willing to purchase all of Flowerfield as an undivided parcel on terms that Gyrodyne finds more attractive from a timing and value perspective. The developed portion of Flowerfield, situated on two separate lots, may be sold together or separately upon the resolution of the Article 78 Proceeding and the filing of the final subdivision map without site plan approval.

Cortlandt Manor

On March 20, 2023, the Town of Cortlandt Town Board adopted the SEQRA findings statement and approved local law establishing the Medical Oriented Zoning District (the “MOD”) which includes Gyrodyne’s Cortlandt Manor property. Pursuant to the adopted MOD, Gyrodyne received designation for total density of 154,000 square feet to be comprised of 150,000 square feet of medical use and 4,000 square feet of retail use.

Timeline and Marketing Campaign

Various other factors will continue to impact the timeline to achieve approvals, including the backlog of land use applications, zoning authority labor shortages and environmental concerns. Nevertheless, we will continue to market the properties and, although there can be no assurances, the Company believes subdivision approval will be received in the third quarter of 2025 for Flowerfield, and could be received for Cortlandt Manor in mid-2026. We anticipate that purchase agreements for Flowerfield or Cortlandt or any portions thereof will identify receipt of subdivision and site plan approval as conditions to closing which the Company believes can be pursued simultaneously rather than sequentially.

Although Gyrodyne believes that selling individual lots will maximize value, it is also pursuing prospective purchasers who may be willing to pay purchase prices for the entire undivided Flowerfield or Cortlandt Manor property, or for the entire company itself, that Gyrodyne finds more attractive from a timing and value perspective.

On January 5, 2024, Gyrodyne retained JLL Capital Markets (“JLL”) to market the Company’s Flowerfield and Cortlandt Manor properties. JLL has been conducting a national marketing campaign on the Company’s behalf with the goal of identifying viable prospective buyers for our remaining properties and generating maximum net asset value for Gyrodyne’s shareholders.

Business

Gyrodyne is a limited liability company formed under the laws of the State of New York whose primary business is the management of, and the pursuit of entitlements on, a portfolio of medical office and industrial properties located in Suffolk (“Flowerfield”) and Westchester Counties (“Cortlandt Manor”), New York State.

Substantially all of our developed properties are subject to leases in which the tenant reimburses the Company for a portion, all of or substantially all of the costs and/or cost increases for utilities, insurance, repairs, maintenance and real estate taxes. Certain leases provide that the Company is responsible for certain operating expenses.

Our efforts to generate the highest values for Flowerfield and Cortlandt Manor may involve in limited circumstances other strategies to manage risk and or enhance the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders. Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pay distributions to holders of Gyrodyne common shares. The process of seeking entitlements and the amount and timing of distributions from proceeds of asset sales involve risks and uncertainties. As such, it is impossible at this time to determine with certainty the ultimate amount of proceeds that will actually be distributed to our shareholders or the timing of such payments. Accordingly, no assurance can be given that the distributions will equal or exceed the estimate of net assets presented in our consolidated statements of net assets. The actual nature, amount and timing of all distributions will be determined by Gyrodyne’s Board in its sole discretion and will depend in part upon the Company’s ability to convert our remaining assets into cash in compliance with our obligations under the Stipulation entered into in connection with a class action lawsuit settled in 2015 (See Note 12 – Contingencies) and satisfy our remaining liabilities and obligations. Under Gyrodyne’s Amended and Restated Limited Liability Company Agreement (the “LLC Agreement”), such dissolution may be effected upon an election to dissolve the Company by the Board that is approved by the vote of holders of a majority of Gyrodyne common shares or, in the Board’s sole discretion and without any separate approval by the holders of Gyrodyne common shares, at any time the value of Gyrodyne’s assets, as determined by the Board in good faith, is less than \$1,000,000.

The Company’s two remaining real estate properties, each of which is held in a single asset limited liability company wholly owned by the Company, consist of:

- Cortlandt Manor: 13.8 acres in Cortlandt Manor, New York, consisting of the 31,000 square foot Cortlandt Manor Medical Center; and
- Flowerfield: 63 acres in St. James, New York, including a 14-acre multi-tenanted industrial park comprising 135,000 rentable square feet.

2. Basis of Quarterly Presentations

The accompanying interim quarterly financial statements have been prepared in conformity with accounting principles generally accepted in the United States ("GAAP"). The consolidated financial statements of the Company included herein have been prepared by the Company pursuant to the rules and regulations of the SEC and, in the opinion of management, reflect all adjustments which are necessary to present fairly the results for the three-months ended March 31, 2025.

Certain information and footnote disclosures normally included in financial statements prepared in accordance with GAAP have been condensed or omitted pursuant to such rules and regulations; however, management believes that the disclosures are adequate to make the information presented not misleading.

This report should be read in conjunction with the audited consolidated financial statements and footnotes therein included in the Annual Report on Form 10-K for the year ended December 31, 2024.

3. Summary of Significant Accounting Policies

Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pay distributions to holders of Gyrodyne common shares. Therefore, effective September 1, 2015 Gyrodyne adopted the liquidation basis of accounting. This basis of accounting is considered appropriate when, among other things, liquidation of the entity is "imminent", as defined in ASC 205-30, Presentation of Financial Statements Liquidation Basis of Accounting. Under the LLC Agreement, the Board may elect, in its sole discretion and without any separate approval by shareholders, to dissolve the Company at any time the value of the Company's assets, as determined by the Board in good faith, is less than \$1 million. The LLC Agreement also provides that the Company will dissolve, and its affairs wound up, upon the sale, exchange or other disposition of all the real properties of the Company. As a result, liquidation is deemed to be "imminent" in accordance with the guidance provided in ASC 205-30.

Principles of Consolidation - The consolidated financial statements include the accounts of Gyrodyne and all subsidiaries. All consolidated subsidiaries are wholly owned. All inter-company balances and transactions have been eliminated.

Basis of Presentation - Liquidation Basis of Accounting – Under the liquidation basis of accounting the consolidated balance sheet and consolidated statements of operations, equity, comprehensive income and cash flows are no longer presented. The consolidated statements of net assets and the consolidated statements of changes in net assets are the principal financial statements presented under the liquidation basis of accounting.

Under the liquidation basis of accounting, all the Company's assets have been stated at their estimated net realizable value, or liquidation value, (which represents the estimated amount of cash that Gyrodyne will collect on the disposal of assets as it carries out the plan of liquidation), which is based on independent third-party appraisals, estimates and other indications of sales value. All liabilities of the Company, including those estimated costs associated with implementing the plan of liquidation, have been stated at their estimated settlement amounts. These amounts are presented in the accompanying statements of net assets. These estimates are periodically reviewed and adjusted as appropriate. There can be no assurance that these estimated values will be realized. Such amounts should not be taken as an indication of the timing or amount of future distributions or our actual dissolution. The valuation of assets at their net realizable value and liabilities at their anticipated settlement amount represent estimates, based on present facts and circumstances, of the net realizable value of the assets and the costs associated with carrying out the plan of liquidation. The actual values and costs associated with carrying out the plan of liquidation may differ from amounts reflected in the accompanying consolidated financial statements because of the plan's inherent uncertainty. These differences may be material. In particular, the estimates of our costs will vary with the length of time necessary to complete the plan of liquidation, which is currently anticipated to be completed in 2026.

The Company is in the process of pursuing entitlements and density approvals, and our ability to obtain required permits and authorizations is subject to factors beyond our control, including environmental concerns of governmental entities, community groups and purchasers. The process has involved extensive analysis at the government entity level, as well as between government entities such as town planning departments and Gyrodyne and or purchasers, and will continue up until such time as entitlement and density decisions (which may also include site plan approval of prospective purchasers) are made by the relevant government entities. The Company hopes to secure favorable decisions on entitlements and density so that we can then seek the sale of our remaining properties with increased development flexibility. Any deviation in use or density between what we are pursuing in our entitlement efforts and what is ultimately permitted could have a material impact on values.

The Company believes the process of negotiating purchase agreements, securing final approvals and consummating the sale of our properties will culminate in 2026. The Company is aggressively marketing its properties and intends to negotiate contracts in an effort to complete the process as soon as practicable with the ultimate timeline being largely dependent on factors outside the Company's control, including without limitation the Article 78 Proceeding and delays in securing final regulatory approvals caused by the ongoing backlog of land use applications, zoning authority labor shortages and environmental concerns. Consequently, there can be no assurance that the Company will be able to meet our formal stated target of 2026.

The Company's assumptions and estimates (including the sales proceeds of all its real estate holdings, selling costs, retention bonus payments, rental revenues, rental expenses, capital expenditures, land entitlement costs, general and administrative fees, director and officer liability and reimbursement, post liquidation insurance tail coverage policy and final liquidation costs) are based on completing the liquidation in 2026. On an ongoing basis, Gyrodyne evaluates the estimates and assumptions that can have a significant impact on the reported net assets in liquidation and will update respective information accordingly for any costs and value associated with a change in the duration of the liquidation, as we cannot give any assurance on the timing of the ultimate sale of all the Company's properties.

Management Estimates – In preparing the consolidated financial statements in conformity with U.S. Generally Accepted Accounting Principles ("GAAP") and the liquidation basis of accounting, management is required to make estimates and assumptions that affect the reported amounts of assets, including net assets in liquidation, and liabilities, and disclosure of contingent assets and liabilities as of the date of the consolidated financial statements and the reported amounts of receipts and expenditures for the reporting period. Actual results could differ from those estimates. The real estate market is cyclical in nature. Property values are affected by, among other things, the availability of capital, occupancy rates, rental rates, interest rates and inflation rates. As a result, determining real estate values involves many assumptions. Amounts ultimately realized may vary significantly from the net assets in liquidation values presented. The Company's most significant accounting estimate relates to the determination of the value of net assets in liquidation.

Fair Value of Real Estate - The Company also considers in its valuation estimates the receipt of any expressions of interest/letters from perspective buyers adjusted to reflect the Company's best estimate of any contingent financial terms such as approved density and related site plans.

Cash equivalents - The Company considers all certificates of deposits, money market funds, treasury securities and other highly liquid debt instruments purchased with short-term maturities to be cash equivalents.

Allowance for doubtful accounts – Rent receivable is carried at net realizable value. Management makes estimates of the collectability of rents receivable. Management specifically analyzes receivables and historical bad debts, tenant concentrations, tenant creditworthiness, current economic trends and changes in tenant payment patterns when evaluating the adequacy of the allowance for doubtful accounts.

Estimated Distributions per Share – Under the liquidation basis of accounting, the Company reports estimated distributions per share data by dividing net assets in liquidation by the number of shares outstanding.

Industry Segments - Gyrodyne's corporate strategy is to enhance the value of Flowerfield and Cortlandt Manor by pursuing entitlement opportunities to provide purchasers increased development flexibility, and by enhancing the value of our leases, and then selling our properties in an orderly manner at higher values. The Company manages this strategy on an aggregated, single segment basis for purposes of assessing performance and making decisions (inclusive of capital allocation, leasing, entitlements and sales). Therefore, the Company has only one reporting segment.

As reported, the Company is on a liquidation basis of accounting. The detailed information regularly provided to the chief operating decision maker ("CODM"), the President and CEO, is reported in Note 5 in detail supporting the estimated liquidation and operating costs net of estimated receipts. This information allows the CODM to manage and forecast any impact the operations have on the estimated real estate value and in the aggregate allows the CODM to calculate estimated distributions. The net assets as of March 31, 2025 (\$30,812,390) and December 31, 2024 (\$30,596,313) results in estimated distributions of approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding.

New Accounting Pronouncements - Management has evaluated the impact of newly issued accounting pronouncements, whether effective or not as of March 31, 2025, and has concluded that they will not have a material impact on the Company's consolidated financial statements since the Company reports on a liquidation basis.

4. Statements of Net Assets in Liquidation

Net assets as of March 31, 2025 and December 31, 2024 would result in estimated liquidating distributions of \$30,812,390 and \$30,596,313, respectively, or approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding. The increase of \$216,077 in estimated liquidating distributions is mainly attributable to an increase in rental revenue of approximately \$180,000, a savings in rental expenses and general and administrative fees of approximately \$16,000 and \$67,000, respectively, offset by additional land development fees of \$50,000.

The cash balance at the end of the liquidation period (currently estimated to be December 31, 2026, although the estimated completion of the liquidation period may change), excluding any interim distributions, is estimated based on adjustments for the following items which are estimated through December 31, 2026:

1. The estimated cash receipts from the operation of the Company's properties net of rental property related expenditures as well as costs expected to be incurred to preserve or improve the net realizable value of the properties at their estimated gross sales proceeds.
2. Net proceeds from the sale of all the Company's real estate holdings.
3. The general and administrative expenses and or liabilities associated with operations and the liquidation of the Company including severance, director and officer liability coverage including post liquidation tail policy coverage, and financial and legal fees (inclusive of the Article 78 Proceeding) to complete the liquidation.
4. Costs for the pursuit of entitlements on the Flowerfield and Cortlandt Manor properties.
5. Retention bonus amounts (see Note 11).
6. Debt service on the Company's credit facilities.

The Company estimates the net realizable value of its real estate assets by using income and market valuation techniques. The Company may estimate net realizable values using market information such as broker opinions of value, appraisals, and recent sales data for similar assets or discounted cash flow models, which primarily rely on Level 3 inputs, as defined under FASB ASC Topic No. 820, Fair Value Measurement. The Company also considers in its valuation estimates the receipt of any credible expressions of interest/letters from prospective buyers adjusted to reflect the Company's best estimate of any contingent financial terms such as approved density and related site plans. The cash flow models include estimated cash inflows and outflows over a specified holding period. These cash flows may include contractual rental revenues, projected future rental revenues and expenses and forecasted capital improvements and lease commissions based upon market conditions determined through discussion with local real estate professionals and relevant Company experience with its current and previously owned properties. Capitalization rates and discount rates utilized in these models are estimated by management based upon rates that management believes to be within a reasonable range of current market rates for the respective properties based upon an analysis of factors such as property and tenant quality, geographical location, local supply and demand observations and no sewage treatment plants. To the extent the Company underestimates or overestimates forecasted cash outflows (capital improvements, excluding any costs for sewage treatment plants, lease commissions and operating costs) or overestimates or underestimates forecasted cash inflows (rental revenue rates) or other unfavorable or favorable variances of the aforementioned assumptions, the estimated net realizable value of its real estate assets could be overstated or understated.

The Company estimates that it will incur approximately \$1,212,000 in land entitlement costs (included in the consolidated statement of net assets as part of the estimated liquidation and operating costs net of receipts, (see Note 5)) from April 2025 through the end of the liquidation period, currently estimated to conclude in 2026, in an effort to obtain entitlements, including special permits. The Company believes the commitment of these resources will enable the Company to position the properties for sale with all entitlements necessary to maximize the aggregate Flowerfield and Cortlandt Manor property values and resulting distributions. During the three months ended March 31, 2025, the Company incurred approximately \$76,000 of land entitlement costs, consisting predominately of engineering fees, legal fees and real estate taxes. The Company believes the remaining balance of \$1,212,000 (inclusive of real estate taxes of \$253,000 and regulatory fees of \$408,000) will be incurred from April 2025 through the end of the liquidation period. The Company does not intend on developing the properties but rather positioning the properties for increased development flexibility in the shortest period of time with the least amount of risk to the Company. The costs and time frame to achieve the entitlements could change due to a range of factors including a shift in the value of certain entitlements making it more profitable to pursue a different mix of entitlements and the dynamics of the real estate market. As a result, the Company has focused and will continue to focus its land entitlement efforts on achieving the highest and best use while considering the time and direct and indirect costs necessary to achieve such entitlements. During the process of pursuing such entitlements, the Company may entertain offers from potential buyers who may be willing to pay premiums for the properties that the Company finds more acceptable from a timing or value perspective than completing the entitlement processes itself. There can be no assurance that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all.

The net assets as of March 31, 2025 (\$30,812,390) and December 31, 2024 (\$30,596,313) results in estimated distributions of approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding, based on estimates and other indications of sales value. This estimate of distributions includes projections of costs and expenses to be incurred during the period required to complete the plan of liquidation. There is inherent uncertainty with these projections, and they could change materially based on the timing of the sales, change in values of the Cortlandt Manor and/or Flowerfield properties (whether market driven or resulting from the land entitlement efforts) net of any bonuses, favorable or unfavorable changes in the land entitlement costs, the performance of the underlying assets, the market for commercial real estate properties generally and any changes in the underlying assumptions of the projected cash flows.

5. Estimated Liquidation and Operating Costs Net of Estimated Receipts

The liquidation basis of accounting requires the Company to estimate net cash flows from operations and to accrue all costs associated with implementing and completing the plan of liquidation. The Company currently estimates that it will incur liquidation and operating costs net of estimated receipts during the remaining liquidation period of \$10,455,050 (inclusive of selling costs and retention bonuses aggregating approximately \$6 million), excluding the gross proceeds from the real estate sales. These amounts can vary significantly due to, among other things, land entitlement costs, the timing and estimates for executing and renewing leases, capital expenditures to maintain the real estate at its current estimated realizable value and estimates of tenant improvement costs, costs to defend the Article 78 Proceeding, the timing of property sales and any direct/indirect costs incurred that are related to the sales (e.g., retention bonuses on the sale of the Cortlandt Manor and Flowerfield properties, real estate commissions, costs to address buy side due diligence inclusive of administrative fees, legal fees and property costs to address items arising from such due diligence and not previously known), the timing and amounts associated with discharging known and contingent liabilities and the costs associated with the winding up of operations. These costs are estimated and are anticipated to be paid during the remaining liquidation period.

The change in the liability for estimated costs in excess of estimated receipts during liquidation from January 1, 2025 through March 31, 2025 is as follows:

	January 1, 2025	Expenditures/ (Receipts)	Remeasurement of Assets and Liabilities	March 31, 2025
Assets:				
Estimated rents and reimbursements	\$ 5,816,979	\$ (818,380)	\$ 181,008	\$ 5,179,607
Prepaid expenses and other assets	470,864	26,024	-	496,888
Liabilities:				
Property operating costs	(3,850,068)	494,805	15,581	(3,339,682)
Capital expenditures	(403,442)	2,900	-	(400,542)
Land entitlement costs	(1,238,507)	76,432	(50,000)	(1,212,075)
Corporate expenditures	(6,890,1076)	596,700	69,488	(6,223,918)
Selling costs on real estate assets	(3,023,280)	40,138	-	(2,983,142)
Retention bonus payments to officers and employees*	(1,972,186)	-	-	(1,972,186)
Liability for estimated liquidation and operating costs net of estimated receipts	<u>\$ (11,089,746)</u>	<u>\$ 418,619</u>	<u>\$ 216,077</u>	<u>\$ (10,455,050)</u>

*The amounts reported are based on the provisions of the retention bonus plan and the reported amount of the real estate assets estimated net realizable value.

6. Loans Payable

The Company secured a non-revolving credit line for up to \$3,000,000 (the "Original Line") with a bank, which closed on March 21, 2018. The original line included an interest only phase. On April 30, 2021, the loan converted to the Permanent Phase with an outstanding principal balance of \$2,200,000. During the Permanent Phase, the Company is paying interest at a fixed rate of 3.85%, plus principal based on a 20-year amortization period. The loan will mature on April 30, 2028. The outstanding balance as of March 31, 2025 was \$1,892,592.

To secure access to additional working capital through the final sale date of the Flowerfield industrial buildings, the Company secured a second loan evidenced by a non-revolving business line of credit agreement and promissory note with the Original Line bank for up to \$3,000,000, which closed on January 24, 2019. This loan included an interest only phase. On May 20, 2021, the loan converted to the Permanent Phase with an outstanding principal balance of \$3,000,000. During the Permanent Phase, the Company pays interest at a fixed rate of 3.85%, plus principal based on a 20-year amortization period. The loan will mature on May 20, 2028. The outstanding balance as of March 31, 2025 was \$2,590,527.

Both lines are secured by approximately 31.8 acres of the Flowerfield Industrial Park including the related buildings and leases. As of September 30, 2024, the Company is in compliance with the loan covenants. The Company anticipates modifying the terms of the loans following the completion of the subdivision so that the loans remain secured by the two subdivided industrial park lots only.

On September 15, 2021, the Company, through its subsidiary GSD Cortlandt, LLC (“GSD Cortlandt”), secured a \$4.95 million term loan (the “2021 Mortgage Loan”) with Signature Bank, the proceeds of which were used to pay off the previous GSD Cortlandt debt facility of which \$1,050,000 was outstanding. The term of the 2021 Mortgage Loan is five years with an option to extend for an additional five years (the “Extension Period”). Until the initial maturity date (September 14, 2026), the 2021 Mortgage Loan bears interest at an annual rate equal to 3.75%. If the maturity date is extended for the Extension Period, the rate of interest on the 2021 Mortgage Loan will adjust and be fixed for the Extension Period to the greater of (i) 3.75% or (ii) 275 basis points in excess of the weekly average yield on United States Treasury Securities adjusted to a constant maturity of five years as most recently made available by the Federal Reserve Board as of thirty days prior to the first day of the Extension Period. The 2021 Mortgage Loan will be paid in monthly installments of principal and interest calculated on the basis of a thirty-year amortization schedule. If the maturity date is extended for the Extension Period, the amount of each monthly installment will be recalculated for the Extension Period based on the adjusted interest rate on the 2021 Mortgage Loan and an amortization schedule of twenty-five years. The lender has the right, but not the obligation, to decline to extend the term of the Mortgage Loan if the loan to value ratio of the property is greater than seventy percent (70%), or the property does not support a debt service coverage ratio (as calculated by the lender) of at least 1.3 to 1, in each case on the date the extension is exercised.

The Mortgage Loan may be prepaid in whole or in part, at any time, provided the borrower (GSD Cortlandt) pays the bank with each prepayment a prepayment fee equal to (i) during the first loan year and, if applicable, the first loan year of the Extension Period, five percent of the amount of such prepayment; (ii) during the second loan year and, if applicable, during the second loan year of the Extension Period, four percent of the amount of such prepayment; (iii) during the third loan year and, if applicable, during the third loan year of the Extension Period, three percent of the amount of such prepayment; (iv) during the fourth loan year and, if applicable, during the fourth loan year of the Extension Period, two percent of the amount of such prepayment; and (v) during the fifth loan year and, if applicable, during the fifth loan year of the Extension Period, one percent of the amount of such prepayment. There will be no prepayment fee for any prepayment made during the sixty-day period immediately preceding the initial maturity date or the last sixty days of the Extension Period. All prepayments must include accrued and unpaid interest through the date of prepayment. On December 14, 2023, the FDIC transferred the Mortgage Loan to SIG CRE 2023 Venture LLC, which is now the holder of the 2021 Mortgage Loan. The outstanding balance as of March 31, 2025 was \$4,633,519.

The 2021 Mortgage Loan is secured by the Cortlandt Manor property located at 1985 Crompond Road (5.01 acres).

On December 27, 2023, the Company, through its subsidiaries GSD Cortlandt, LLC (“GSD Cortlandt”) and Buttonwood Acquisition, LLC (“Buttonwood”), secured a term mortgage loan (the “2023 Mortgage Loan”) in the principal amount of \$1,500,000 with LLYR Resources, LLC. The net proceeds of the 2023 Mortgage Loan will be used for general working capital. The 2023 Mortgage Loan is unconditionally and irrevocably guaranteed by the Company. The term of the 2023 Mortgage Loan is two years. Until the maturity date, the 2023 Mortgage Loan bears interest at a floating interest rate of 1.5% per annum in excess of the Wall Street Prime Rate, with such interest only payable monthly, which may be prepaid, in whole or in part, at any time, without a prepayment fee.

The 2023 Mortgage Loan is secured by a first mortgage in the amount of \$1,500,000 on the interests of GSD Cortlandt in 1989 Crompond Road and 1987 Crompond Road in Cortlandt Manor, New York, and the interests of Buttonwood in 206 Buttonwood Avenue and certain vacant land off of Buttonwood Road in Cortlandt Manor, New York.

On February 1, 2024, the Company entered into an agreement with one vendor which had previously agreed to defer 50% of payment until the closing of the first property lot sale that is the subject of either the Flowerfield or Cortlandt Manor subdivision. The agreement calls for a \$200,000 payment on outstanding invoices plus an interest payment on such invoices, interest to accrue monthly on the outstanding balance, agreement to pay all future invoices in full, and conversion of the remaining outstanding balance of \$477,829 (balance due after the \$200,000 payment) to a loan payable within 15 days of the sale of one of the Company’s properties. The loan accrued interest at 0.75% per month through 2024 and is accruing interest at 1.0% per month starting January 2025.

The total debt payable matures as follows:

Years Ending March 31,		
2026	\$	1,809,686
2027		5,222,235
2028		222,726
2029		3,839,819
Total	\$	<u>11,094,466</u>

7. Accounts payable and Accrued Liabilities

	Accounts Payable			Accrued Liabilities	
	March 31, 2025	December 31, 2024		March 31, 2025	December 31, 2024
Current accounts payable	\$ 530,751	\$ 524,355	Accrued liabilities	\$ 250,260	\$ 322,548
Deferred accounts payable	1,090,041	999,883	Deferred Compensation to Directors (a)	1,806,433	1,723,048
Total	\$ 1,620,792	\$ 1,524,238	Total	\$ 2,056,693	\$ 2,045,596

- (a) The director fees and interest accrued under the deferred Compensation Plan where most directors elected to defer 100% of their fees for 2025, 2024, 2023, 2022, 2021 and 2020 excluding Jan Loeb who was nominated to the Board on July 28, 2023, and elected to a three-year term at the annual shareholder meeting on October 12, 2023. This amount also includes the deferred compensation of a former Board advisor per an agreement to defer payments due under an advisor agreement and two previous Board members.

8. Income Taxes

As a limited liability company, Gyrodyne is not subject to an entity level income tax but rather is treated as a partnership for tax purposes, with its items of income, gain, deduction, loss and credit being reported on the Company's information return, on Form 1065, and allocated annually on Schedule K-1 to its members pro rata. The Company's open tax years are 2022, 2023, and 2024.

The Bipartisan Budget Act of 2015 (the "2015 Act") changed the procedure for partnership tax audits and audit adjustments for partnership returns of large partnerships for fiscal years beginning after December 31, 2017. Pursuant to the 2015 Act, if any audit by the IRS of our income tax returns for any fiscal year beginning after December 31, 2017 results in any adjustments, the IRS may collect any resulting taxes, including any applicable penalties and interest, directly from Gyrodyne. IRS tax audit assessments on tax years beginning January 1, 2018 will require Gyrodyne to: a) bear any tax liability resulting from such audit, or b) elect to push out the tax audit adjustments to the respective shareholders once it has been calculated at the company level.

9. Credit Quality of Rents Receivable

The Company's standard lease terms include rent due on the first of the month. The Company credit terms extend a standard ten-day grace period across its tenant portfolio and do not normally provide extensions beyond one year.

The Company manages its billing and collection process internally to enable timely identification of collection issues. The controls and related processes enable the Company to timely identify and establish payment plans to minimize material losses from defaults. In accordance with generally accepted accounting principles, the Company identifies high risk collectibles, records them on a cash basis and does not include them in revenue or accounts receivable.

As of March 31, 2025 and December 31, 2024, the Company had a zero balance in its allowance for doubtful accounts.

10. Concentration of Credit Risk

Financial instruments, which potentially subject the Company to concentrations of credit risk, consist principally of cash and cash equivalents. The Company places its temporary cash investments with high credit quality financial institutions and generally limits the amount of credit exposure in any one financial institution. The Company maintains bank account balances, which exceed insured limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risk on cash. Management does not believe significant credit risk existed on March 31, 2025 and December 31, 2024. As the Company executes on the sale of its assets, its regional concentration in tenants will increase thereby resulting in the increased credit risk from exposure of the local economies.

For the three months ended March 31, 2025 rental income from the Company's three largest tenants represented approximately 25%, 22% and 12% of total rental income. The three largest tenants by revenue as of March 31, 2025 consist of New York Presbyterian Medical Group located in the Cortlandt Manor Medical Center, Stony Brook University Hospital located in the industrial park and an athletic facility in the industrial park.

There can be no assurance that the Company's leases will renew for the same square footage, at favorable rates net of tenant improvements, if at all.

11. Commitments

As of March 31, 2025, other commitments and contingencies are summarized in the below table:

Management employment agreements with bonus* and severance commitment contingencies	\$ 350,000
Other employee severance commitment contingencies	31,500
Total	\$ 381,500

**Excludes Retention Bonus Payments*

Employment agreements - The Company has an employment agreement with its Chief Executive Officer. The agreement provides for a bonus of \$125,000 payable upon a change of control as defined in the agreement. In addition, the agreement provides for severance equivalent to 6 months of base salary and the vesting and related payment of the change of control bonus.

The Company also has an employment agreement with its Chief Operating Officer (“COO”) executed on May 8, 2014 which provides for severance on a termination without cause equal to 6 months of base salary. On January 25, 2018, Gyrodyne entered into an amendment to the employment agreement with the COO to define with greater specificity the COO’s duties and responsibilities with respect to the Company’s properties.

Under Company policy the aggregate severance commitment contingency to other employees is approximately \$31,500.

Retention Bonus Plan- In May 2014, the Board of Directors approved a retention bonus plan (as amended, the “Plan”) designed to recognize the nature and scope of the responsibilities of our directors, executives and employees related to the Company’s strategic plan to enhance the property values, liquidate and dissolve, to reward and incent performance in connection therewith, to align the interests of directors, executives and employees with our shareholders and to retain such persons during the term of such plan. The Plan provides for bonuses to directors and to officers and employees determined by the gross sales proceeds from the sale of each property and the date of sale.

As a result of feedback we received from shareholders during our shareholder listening tours in 2022 and 2023, the Company evaluated various possible changes to the Plan to better align the interests of the Plan participants with those of the shareholders. Effective September 5, 2023, the Board of Directors approved Amendment No. 5 (“Amendment No. 5”) to the Plan. Amendment No. 5 is intended to create better alignment of interests between Plan participants and all shareholders.

The primary features of Amendment No. 5 are as follows:

- **\$1,137,108 forfeited by retired directors returned to the Company:** Prior to Amendment No. 5, the Plan provided that Bonus Plan benefits forfeited by retired director participants would be re-allocated among the remaining director participants pro rata. Nevertheless, under Amendment No. 5, such forfeited Bonus Plan benefits in the estimated amount of \$1,137,108 have been removed from the pool and returned to the Company.
- **Waiver of plan benefits by directors:** Director participants agreed to waive all Plan benefits in exchange for 91,628 shares issuable under the Stock Plan (defined and described below), which received shareholder approval on October 12, 2023. All benefits so waived by the director participants were deemed void and not reallocated to any other participants in the Plan.
- **Bonus rate:** Bonus rate on property sale proceeds was modified for employees to 4.12% on up to \$50,985,000 of net proceeds (net of commissions) and 6.72% for incremental net sales above \$50,985,000.
- **Delayed vesting:** An employee participant will only vest in Plan benefits triggered by property sales if he or she remains continuously employed through both the date of closing and the date of the Board’s irrevocable determination of a shareholder distribution; if employment terminates by death, disability or voluntary termination following substantial reduction in compensation (assuming no “cause” grounds for involuntary termination), however, the employee participant remains entitled to benefits only with respect to any property sales occurring within three years and yielding an internal rate of return of at least 4% (IRR ceases to apply to periods beginning after the property is under contract).
- **Benefits generally not payable until shareholders paid:** Benefits are not payable until liquidating cash distributions are paid to shareholders, except that employee participants will receive early payments if the cumulative amounts credited to the bonus pool bookkeeping account for employee participants equals or exceeds \$500,000.
- **Early sale incentive:** If any property was sold on or before September 30, 2024, the bonus pool for employee participants would have been funded with an additional 1% of net sale price.

- **Removal of price floor:** The price floor hurdle for the sale of properties was removed for all participants to eliminate the perception of any perverse incentive to avoid particular property sales that may not exceed the floor but which otherwise may be in the best interests of shareholders.

The following chart demonstrates how the bonus pool would have been or is distributable to named participants in the bonus plan for so long as they are directors or employees of the Company, both pre-Amendment No. 5 and post-Amendment No. 5:

Board Members/Employees	Prior to Amend. No 5	Amendment No. 5 RSP approved
Board Members(a)	45.000%	0.000%
Board Discretionary Amount (b)	20.000%	0.000%
Chief Executive Officer	15.474%	44.211%
Chief Operations Officer	13.926%	39.789%
Officer Discretionary Amount (c)	1.750%	5.000%
Other (d)	3.850%	11.000%
Total	100.000%	100.000%

- 15% (18.75%) for the Chairman and 10% (12.5%) for each of the other three remaining participant directors. Jan Loeb (nominated to the Board on July 28, 2023 and elected to a three-year term on October 12, 2023) is not a participant in the Plan.
- Amount forfeited upon departure of two directors, which would have been reallocated to the remaining directors pursuant to the Plan.
- The officer discretionary amount will be allocated to the officers within the discretion of the Board.
- Other employees will receive 0.75% prior to amendment 5 or 2.143% after amendment No. 5 and the approval of the restricted stock plan. The remaining 3.10% (prior to amendment 5) or 8.857% (after amendment 5) will be allocated to officers and employees within the discretion of the Board.

Under the Plan, there were no payments made during the three months ended March 31, 2025.

Restricted Stock Award Plan – The Gyrodyne, LLC Restricted Stock Award Plan (the “Stock Plan”) was approved by the Board on September 5, 2023 and by the shareholders of the Company on October 12, 2023 and became effective on October 12, 2023. Under the Stock Plan, the Company issued to the former director participants in the Retention Bonus Plan (the “Bonus Plan”), in exchange for the waiver and forfeiture of their Bonus Plan benefits, an aggregate of 91,628 Gyrodyne shares, subject to vesting, effective November 14, 2023.

The primary features of the Stock Plan are as follows:

- **Purpose:** The purpose of adoption of the Stock Plan was to incentivize the former director participants in the Bonus Plan to exchange their interests in the Bonus Plan for shares in the Company issuable under the Stock Plan, which would allow for compensation plan separation between directors and employees and better alignment of interests between director participants and shareholders.
- **Eligibility:** Directors of the Company who were participants in the Bonus Plan were eligible to receive grants under the Stock Plan. The eligible directors were Paul Lamb, Ronald Macklin, Nader Salour and Richard Smith. All such individuals agreed to exchange their Bonus Plan benefits for shares under the Stock Plan, subject to shareholder approval of the Stock Plan. Jan Loeb was not a participant in the Bonus Plan and was not eligible to participate in the Stock Plan.
- **Maximum Shares:** The total number of shares that were authorized for issuance under the Stock Plan at the effective time is 91,628 shares, or approximately 5.8% of the common shares outstanding at the effective time of the adoption of the Stock Plan after giving effect to the issuance of the Stock Plan shares (or 4.2% of the current total common shares outstanding after giving effect to the rights offering). All 91,628 Stock Plan shares were issued effective November 14, 2023 to Stock Plan participants. There are no remaining shares issuable in the Stock Plan.
- **Administration:** Pursuant to the terms of the Stock Plan, the Stock Plan is administered and interpreted by a committee consisting of either (i) the Board, or (ii) the President and at least two other directors appointed by the Board. The committee has full power and authority to administer and interpret the Stock Plan, to make factual determinations and to adopt or amend such rules, regulations, agreements and instruments for implementing the Stock Plan and for the conduct of its business as it deems necessary or advisable, to waive requirements relating to formalities or other matters that do not modify the substance of rights of participants or constitute a material amendment of the Stock Plan, to correct any defect or supply any omission of the Stock Plan or any grant document and to reconcile any inconsistencies in the Stock Plan or any grant document.

- **Restricted Stock:** Incentives under the Stock Plan consisted of grants of restricted stock. No shares issued under the Stock Plan, or any interest therein, are transferrable by a participant, whether voluntarily or involuntarily, unless and until a liquidating distribution is made to the shareholders, except by will or by the laws of descent or distribution, and may not be subject to any voluntary or involuntary pledge, assignment, alienation, attachment, or similar encumbrance or transfer. All shares issued in connection with a grant are subject to the terms, conditions, and restrictions set forth in the Company's articles of organization, amended and restated limited liability company agreement, or other governing documents of the Company, as amended.
- **Vesting:** Vesting of shares issued under the Stock Plan occurs (i) in equal one-third tranches on each of the first three anniversaries of the grant date, and (ii) at such time as a liquidating distribution is made to the shareholders of the Company. Unvested Stock Plan shares will be forfeited by a participant if such participant is no longer serving on the Board at or prior to such time that liquidating distributions are paid to the shareholders other than as a result of death, disability or failure to be reelected.
- **Amendments:** The Board may amend, suspend or terminate the Stock Plan at any time, in its discretion, except that shareholder approval is required for any amendment that increases the number of shares available for grant, accelerates vesting or results in a material increase in benefits or a change in eligibility requirements.

The shares under the Stock Plan were distributed as follows in lieu of the director portion of the Bonus Plan of \$2,702,285:

Board Member	Shares of Restricted Stock
Paul Lamb	30,542
Ronald Macklin	20,362
Nader Salour	20,362
Richard Smith	20,362
Total	91,628

Deferred Compensation Plan – On December 6, 2019, the Company's Board of Directors approved the Gyrodyne, LLC Nonqualified Deferred Compensation Plan for Employees and Directors (the "DCP") effective as of January 1, 2020. The DCP is a nonqualified deferred compensation plan maintained for officers and directors of the Company. Under the DCP, officers and directors may elect to defer a portion of their compensation to the DCP and receive interest on such deferred payments at a fixed rate of 5%. All DCP benefits will be paid in a single lump sum cash payment on December 15, 2031(pursuant to Amendment No. 1 to the DCP dated January 30, 2025), unless a Plan of Liquidation is established for Gyrodyne before the distribution date in which case all benefits will be paid in a single lump sum cash payment after execution of an amendment to terminate the DCP. Each of the Directors elected (under the DCP) to defer 100% of their director fees for 2020, 2021, 2022, 2023 and 2024 excluding Jan Loeb who was nominated to the Board on July 28, 2023 and elected to a three-year term at the annual shareholder meeting on October 12, 2023.

12. Contingencies

Putative Class Action Lawsuit –

On August 14, 2015, the Company entered a Stipulation of Settlement (the "Settlement") providing for the settlement of a putative class action lawsuit against the Company and certain related parties. Under the Settlement, Gyrodyne agreed that any sales of its properties would be effected only in arm's-length transactions at prices at or above their appraised values as of 2014.

As of March 31, 2025 and December 31, 2024, the value of the remaining unsold properties exceeded the respective 2014 appraised values.

Article 78 Proceeding –

On April 26, 2022, the Incorporated Village of Head of the Harbor and certain other parties, commenced a special proceeding (the “Article 78 Proceeding”), against the Town of Smithtown and certain other parties, including the Company, seeking to annul the Town of Smithtown Planning Board’s (the “Planning Board”) determinations relating to the Flowerfield Subdivision Application. The Article 78 Proceeding was commenced by the filing of a petition (the “Petition”) in the Supreme Court of the State of New York, Suffolk County, pursuant to Article 78 of the N.Y. Civil Practice Law and Rules. Specifically, the Petition seeks to annul the Planning Board’s (i) approval of a findings statement, pursuant to the SEQRA, dated September 16, 2021, and adopted by the Planning Board on March 30, 2022, concerning the Flowerfield Subdivision Application, and (ii) preliminary approval on March 30, 2022 of the Flowerfield Subdivision Application. The arguments made in the Petition are substantially similar to those made by opponents of the Flowerfield Subdivision Application during the SEQRA and subdivision process. The Company and the Town of Smithtown are vigorously defending the Planning Board’s determinations against the Petition. In June 2022, Gyrodyne and the Town of Smithtown filed motions to dismiss the Petition. During the third quarter of 2023, the Article 78 Proceeding was re-assigned to a different judge for the second time. On February 6, 2024, the Supreme Court of the State of New York, Suffolk County issued an order (the “Order”), denying the Motions in part and granting them in part. Specifically, the Order (i) denied the Motions as to three individual Petitioners and the St. James-Head of the Harbor Neighborhood Preservation Coalition, Inc., (ii) granted the Motions as to the remaining twenty (20) individual Petitioners and the Village of Head of the Harbor, (iii) denied the branch of Gyrodyne’s motion alleging that Petitioners failed to state a claim. On October 11, 2024, the Supreme Court of the State of New York issued a ruling in favor of the Company dismissing the Article 78 petition in its entirety. On October 28, 2024, the Company received a notice of appeal filed by the petitioners in this proceeding seeking to appeal the court’s dismissal of the Article 78 petition, citing as grounds for appeal “whether the court erred in denying the petition and dismissed the Article 78 proceeding, and any and all other issues which may arise upon further review of the record on appeal”.

On November 12, 2024, the petitioners filed a notice of motion to renew and reargue, seeking to have the court direct the respondents to undertake a supplemental environmental impact statement to address retaining of storm water at the property being developed in light of a recent storm, and to annul the resolution approving the preliminary site plan.

On March 17, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the appellants motion to stay enforcement of the order pending hearing and determination of appeal. On March 21, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the Petitioners motion to renew and reargue. On April 16, 2025 the Petitioners filed a notice of appeal seeking to appeal the March 17, 2025 order denying the appellants motion to stay enforcement of the order dismissing the Petition pending the appeal.

On April 28, 2025 the Petitioners perfected their appeal on the original Petition. The Petitioners’ memorandum of law largely repeats their earlier position and arguments, which the Supreme Court previously found to be an insufficient basis for overturning the Planning Board’s determinations. Gyrodyne will coordinate with the Town of Smithtown on promptly responding to the Petitioners’ appellate papers.

Pleadings filed in the Article 78 Proceeding may be accessed through a link (and related instructions) to the New York State Unified Court System which appears on the Company’s website at <https://www.gyrodyne.com>.

General –

In the normal course of business, the Company is a party to various legal proceedings. After reviewing all actions and proceedings pending against or involving the Company, management considers that any loss resulting from such proceedings individually or in the aggregate will not be material to the Company’s financial statements.

13. Fair Value of Financial Instruments

Assets and Liabilities Measured at Fair-Value – The Company believes the concepts for determining net realizable value are consistent with the guidance for measuring fair value. As a result, the Company follows authoritative guidance on fair value measurements, which defines fair-value, establishes a framework for measuring fair-value, and expands disclosures about fair-value measurements. The guidance applies to reported balances that are required or permitted to be measured at fair-value under existing accounting pronouncements.

The Company follows authoritative guidance on the fair value option for financial assets, which permits companies to choose to measure certain financial instruments and other items at fair-value in order to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently. However, the Company adopted the liquidation basis of accounting, and therefore reports all assets and liabilities at net realizable value.

The guidance emphasizes that fair-value is a market-based measurement, not an entity-specific measurement. Therefore, a fair-value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair-value measurements, the guidance establishes a fair-value hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within Levels 1 and 2 of the hierarchy, as defined under FASB ASC Topic No. 820, Fair Value Measurements) and the reporting entity’s own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy). In instances where the determination of the fair-value measurement is based on inputs from different levels of the fair-value hierarchy, the level in the fair-value hierarchy within which the entire fair-value measurement falls is based on the lowest level input that is significant to the fair-value measurement in its entirety. Our assessment of the significance of a particular input to the fair-value measurement in its entirety requires judgment and considers factors specific to the asset or liability.

Fair Value Measurements - The Company adopted the liquidation basis of accounting effective September 1, 2015; accordingly, the Company reports all real estate at their net realizable value.

The Company estimates the net realizable value of its real estate assets by using income and market valuation techniques. The Company may estimate net realizable values using market information such as broker opinions of value, appraisals, and recent sales data for similar assets or discounted cash flow models, which primarily rely on Level 3 inputs. The Company also considers in its valuation estimates the receipt of any expressions of interest/letters from perspective buyers adjusted to reflect the Company's best estimate of any contingent financial terms such as approved density and related site plans. The cash flow models include estimated cash inflows and outflows over a specified holding period. These cash flows may include contractual rental revenues, projected future rental revenues and expenses and forecasted capital improvements and lease commissions based upon market conditions determined through discussion with local real estate professionals, and relevant Company experience with its current and previously owned properties. Capitalization rates and discount rates utilized in these models are estimated by management based upon rates that management believes to be within a reasonable range of current market rates for the respective properties based upon an analysis of factors such as property and tenant quality, geographical location, local supply and demand observations and no sewage treatment plants. To the extent, the Company underestimates or overestimates forecasted cash outflows (capital improvements, excluding any costs for sewage treatment plants, lease commissions and operating costs) or overestimates or understates forecasted cash inflows (rental revenue rates) or other unfavorable or favorable variances of the aforementioned assumptions, the estimated net realizable value of its real estate assets could be overstated or understated.

14. Pandemic and Macroeconomics

The following discussion is intended to provide shareholders with certain information regarding the impacts of the COVID-19 pandemic on the Company's business and management's efforts to respond to those impacts. Unless otherwise specified, the statistical and other information regarding the Company's properties and tenants are estimates based on information currently available to the Company, may change, potentially significantly, going forward, and may not be indicative of the actual residual impact of the COVID-19 pandemic on the Company's business, operations, cash flows and financial condition for the three months ended March 31, 2025 and future periods.

The COVID-19 pandemic has also adversely impacted, and may continue to impact adversely, the timeliness of local government in granting required approvals, as state and local staff charged with processing our subdivision applications all postponed activity due to work-from-home transitions. Accordingly, COVID-19 has caused, and may continue to cause, the completion of important stages in our efforts to secure entitlements to be delayed. The pandemic has also resulted in a significant shift toward commercial acceptance of remote working and telemedicine which may adversely impact our occupancy rate and average rate per square foot, although medical office has faced less of a challenge from work-from-home shifts.

We are affected by the fiscal and monetary policies of the United States Government and its agencies, including the policies of the Federal Reserve, which regulates the supply of money and credit in the United States. The combination of elevated interest rates and persistent inflation (or the perception that any of these events may continue) have contributed to continued weakness in commercial real estate markets, including in those real estate markets in which we operate. Changes in fiscal and monetary policies are beyond our control and are difficult to predict. Although the Federal Reserve decreased the federal funds rate multiple times in 2024, the rate continues to be elevated and there can be no assurance that the rate will continue to decrease or that it will not be increased in 2025 and beyond. At its most recent meeting in March 2025, the Federal Open Market Committee of the Federal Reserve opted to keep rates steady, citing persistent inflation risks and economic uncertainties, including the impact of new import tariffs. While lower market rates and increased capital markets liquidity supports commercial real estate property transactions and values, regulated lending institutions are adjusting their business models to increase capital requirements for direct loans to real estate and thus continue to be constrained in providing capital for commercial real estate properties. Changes in the federal funds rate as well as the other policies of the Federal Reserve affect interest rates, which have a significant impact on our financial condition.

The extent of the continuing impact of these public health and macroeconomic risks on the Company's operational and financial performance and ultimately its Net Asset Value, will depend on current and future developments, including the residual effects of the COVID-19 pandemic and the extent to which persistently high interest rates continue to have an adverse impact on the real estate industry or have a recessionary effect generally.

As a result of the foregoing developments, we are unable to determine what the ultimate impact of general economic conditions will be on our timeline for seeking entitlements and selling properties, and ultimately on the amount proceeds and distributions from those sales.

15. Related Party Transactions

The Company has entered into various leasing arrangements with a not-for-profit organization of which the Company's Chairman, Paul Lamb, serves as Chairman and a director but receives no compensation or any other financial benefit.

In March 2022, a Consolidated Lease Agreement was signed between the Company and the not-for-profit organization that extended the lease to December 2027 and included a 3% annual escalator. The signed Consolidated Lease Agreement reflects a below market lease of \$8,829 annually and \$44,144 during the extended period. A summary of the additional rent under the new arrangement is as follows:

Term	Square Feet	Annual Rent	Total Commitment (excluding renewal options)
April 2022-Dec 2027	6,006	\$ 51,051	\$ 317,455

During the three months ended March 31, 2025, the Company received rental revenue of \$13,946 from the aforementioned lease.

The independent members of the Board of the Company approved the leasing transaction described above.

The Chairman is also a partner of the firm LambZankel, LLP that provided pro bono legal representation to the aforementioned not-for-profit corporation on the lease.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

When we use the terms "Gyrodyne," the "Company," "we," "us," and "our," we mean Gyrodyne, LLC and all entities owned or controlled by us, including non-consolidated entities. References to "common shares" in this report refer to Gyrodyne, LLC's common shares representing limited liability company interests. References herein to our Quarterly Report are to this Quarterly Report on Form 10-Q for the three-months ended March 31, 2025.

Cautionary Statements Concerning Forward-Looking Statements

The statements made in this Form 10-Q and in other materials the Company has filed or may file with the Securities and Exchange Commission, in each case that are not historical facts, contain "forward-looking information" within the meaning of the Private Securities Litigation Reform Act of 1995, and Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, both as amended, which can be identified by the use of forward-looking terminology such as "may," "will," "anticipates," "expects," "projects," "estimates," "believes," "seeks," "could," "should," or "continue," the negative thereof, and other variations or comparable terminology as well as statements regarding the evaluation of liquidation contingencies. These forward-looking statements are based on the current plans and expectations of management and are subject to a number of risks and uncertainties that could cause actual results to differ materially from those reflected in such forward-looking statements. Such risks and uncertainties include, but are not limited to, risks and uncertainties generally relating to our efforts to enhance the values of our remaining properties and seek the orderly, strategic sale of such properties as soon as reasonably practicable, risks associated with the Article 78 Proceeding against the Company and any other litigation that may develop in connection with our efforts to enhance the value of and sell our properties, risks relating to our national marketing campaign led by JLL for the sale of our Flowerfield and Cortlandt Manor properties, community activism risk, proxy contests and other actions of activist shareholders, regulatory enforcement risk, risks inherent in the real estate markets of Suffolk and Westchester Counties in New York, the potential residual effects of the COVID-19 pandemic, lingering risks relating to the 2023 banking crisis and closure of two major banks (including one with whom we indirectly had a mortgage loan which the FDIC transferred in December 2023 to a new holder following the banks closure), ongoing inflation risk, ongoing interest rate uncertainty, recession uncertainty and supply chain constraints or disruptions and other risks detailed from time to time in the Company's SEC reports. These and other matters the Company discuss in this Report, or in the documents it incorporates by reference into this Report, may cause actual results to differ from those the Company describes. The Company assumes no obligation to update or revise any forward-looking information, whether as a result of new information, future events or otherwise.

New factors emerge from time to time, and it is not possible for us to predict which factors will affect future results. In addition, we cannot assess the impact of each factor on our business or the extent to which any factor, or combination of factors, may cause actual results, including the timeline to complete the liquidation, to differ materially from those contained in any forward-looking statement. In particular, it is difficult to fully assess the risks of persistent inflation, high interest rates and possible recession at this time. The Company assumes no obligation to update or revise any forward-looking information, whether as a result of new information, future events or otherwise.

Overview

Gyrodyne, LLC (including its subsidiaries, “Gyrodyne”, the “Company” or the “Registrant”) is a limited liability company formed under the laws of the State of New York whose primary business is the management of a portfolio of medical office and industrial properties and the pursuit of entitlements on such properties located in Suffolk (“Flowerfield”) and Westchester (“Cortlandt Manor”) Counties, New York.

Substantially all of our developed properties are subject to leases in which the tenant reimburses the Company for a portion, all of or substantially all of the costs and/or cost increases for utilities, insurance, repairs, maintenance and real estate taxes. Certain leases provide that the Company is responsible for certain operating expenses.

Gyrodyne’s corporate strategy is to enhance the value of Flowerfield and Cortlandt Manor by pursuing entitlement opportunities to provide purchasers increased development flexibility, and by enhancing the value of our leases. The Board and Management believe the aforementioned strategy will increase the aggregate value for such properties as a whole. The value of the real estate reported in the consolidated statement of net assets as of March 31, 2025 and December 31, 2024 includes some, but not all of the potential value impact that may result from such value enhancement efforts. There can be no assurance that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all.

Our efforts to generate the highest values for Flowerfield and Cortlandt Manor may involve in limited circumstances other strategies to manage risk and or enhance the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders. Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pay distributions to holders of Gyrodyne common shares. The process of seeking entitlements and the amount and timing of distributions from proceeds of asset sales involve risks and uncertainties. As such, it is impossible at this time to determine with certainty the ultimate amount of proceeds that will actually be distributed to our shareholders or the timing of such payments. Accordingly, no assurance can be given that the distributions will equal or exceed the estimate of net assets presented in our consolidated statements of net assets. The actual nature, amount and timing of all distributions will be determined by Gyrodyne’s Board in its sole discretion and will depend in part upon the Company’s ability to convert our remaining assets into cash in compliance with our obligations under the Stipulation entered into in connection with a class action lawsuit settled in 2015 and satisfy our remaining liabilities and obligations. Under Gyrodyne’s Amended and Restated Limited Liability Company Agreement (the “LLC Agreement”), such dissolution may be effected upon an election to dissolve the Company by the Board that is approved by the vote of holders of a majority of Gyrodyne common shares or, in the Board’s sole discretion and without any separate approval by the holders of Gyrodyne common shares, at any time the value of Gyrodyne’s assets, as determined by the Board in good faith, is less than \$1,000,000.

We remain committed to (1) enhancing the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders, (2) completing the disposition of our assets, (3) making timely distributions to our shareholders, (4) managing capital and liquidity, (5) mitigating risks relating to interest rates and real estate cycles and (6) completing the liquidation of the Company.

The Company’s two remaining real estate properties, each of which is held in a single asset limited liability company wholly owned by the Company, consist of:

- Cortlandt Manor: 13.8 acres in Cortlandt Manor, New York, consisting of the 31,000 square foot Cortlandt Manor Medical Center; and
- Flowerfield: 63 acres in St. James, New York, including a 14-acre multi-tenanted industrial park comprising 135,000 rentable square feet.

Strategic Plan to Enhance Property Values, Liquidate, Distribute Proceeds and Dissolve

Our corporate strategy is to pursue entitlements on our two remaining properties so that they can be sold to one or more developers with increased development flexibility and thus maximize value and distributions to our shareholders. Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pay liquidating distributions to holders of Gyrodyne common shares. We are unable to predict the precise nature, amount or timing of such distributions. To accomplish our goal of maximizing asset values and distributions to our shareholders, the Company’s plan consists of:

- managing the real estate portfolio to improve operating cash flow while simultaneously increasing the market values of the underlying properties;
- managing the strategic sale of real estate assets;
- pursuing the entitlement efforts of the Flowerfield and Cortlandt Manor properties, to increase development flexibility;
- focusing use of capital by the Company to preserve or improve the market value of the real estate portfolio;
- ensuring sufficient capital to operate through a position of strength through the duration of the liquidation to negotiate and enforce purchase agreements and defend our property rights in the Article 78 Proceeding and in any other such proceeding that may arise; and
- balancing working capital and funds available for the entitlement process.

Gyrodyne's dual strategy is to enhance the value of Flowerfield and Cortlandt Manor by pursuing entitlement opportunities to provide purchasers with increased development flexibility, and by enhancing the value of our leases. The Company believes the aforementioned dual strategy will increase the aggregate value for such properties as a whole. The value of the real estate reported in the consolidated statement of net assets as of March 31, 2025 includes some but not all of the potential value impact that may result from such value enhancement efforts. There can be no assurance that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all. Our efforts to generate the highest values for Flowerfield and Cortlandt Manor may involve, in limited circumstances, strategies to manage risk and or enhance the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders.

Sales of properties by Gyrodyne could take the form of individual sales of assets, sales of groups of assets, a single sale of all or substantially all of the assets or some other form of sale. The assets may be sold to one or more purchasers in one or more transactions over a period of time.

A sale of substantially all of the assets of the Company would require shareholder approval under New York law. However, in the event of the sale of individual properties, that do not constitute substantially all of the Company's assets, it is not required or anticipated that any shareholder votes will be solicited. The prices at which the various assets may be sold depend largely on factors beyond our control, including, without limitation, the condition of financial and real estate markets, the availability of financing to prospective purchasers of the assets, regulatory approvals, public market perceptions, and limitations on transferability of certain assets.

On March 30, 2022, the Town of Smithtown Planning Board (the "Planning Board") voted four to zero with one abstention to grant Gyrodyne's application for preliminary approval to divide the Flowerfield property into eight lots, subject to certain conditions (the "Flowerfield Subdivision Application").

On April 26, 2022, the Incorporated Village of Head of the Harbor and certain other parties (collectively, the "Petitioners") commenced a special proceeding under Article 78 of New York's Civil Practice Law & Rules (the "Article 78 Proceeding") against the Town of Smithtown and certain other parties, including Gyrodyne, seeking to annul the Planning Board's determinations relating to the Flowerfield Subdivision Application. Specifically, the petition commencing the Article 78 Proceeding (the "Petition") seeks to annul the Planning Board's (i) approval of a findings statement pursuant to the State Environmental Quality Review Act ("SEQRA"), dated September 16, 2021, and adopted by the Planning Board on March 30, 2022, concerning the Flowerfield Subdivision Application, and (ii) preliminary approval on March 30, 2022 of the Flowerfield Subdivision Application. The arguments made in the Petition are substantially similar to those made by opponents of the Flowerfield Subdivision Application during the SEQRA and subdivision process. Gyrodyne and the Town of Smithtown are vigorously defending the Planning Board's determinations against the Petition. In June 2022, Gyrodyne and the Town of Smithtown filed motions to dismiss The Petition. During the third quarter of 2023, the Article 78 Proceeding was re-assigned to a different judge for the second time. On February 6, 2024, the Supreme Court of the State of New York, Suffolk County issued an order (the "Order"), denying the Motions in part and granting them in part. Specifically, the Order (i) denied the Motions as to three individual Petitioners and the St. James-Head of the Harbor Neighborhood Preservation Coalition, Inc., (ii) granted the Motions as to the remaining twenty (20) individual Petitioners and the Village of Head of the Harbor, (iii) denied the branch of Gyrodyne's motion alleging that Petitioners failed to state a claim. On October 11, 2024, the Supreme Court of the State of New York issued a ruling in favor of the Company dismissing the Article 78 petition in its entirety. On October 28, 2024, the Company received a notice of appeal filed by the petitioners in this proceeding seeking to appeal the court's dismissal of the Article 78 petition, citing as grounds for appeal "whether the court erred in denying the petition and dismissed the Article 78 proceeding, and any and all other issues which may arise upon further review of the record on appeal".

On November 12, 2024, the petitioners filed a notice of motion to renew and reargue, seeking to have the court direct the respondents to undertake a supplemental environmental impact statement to address retaining of storm water at the property being developed in light of a recent storm, and to annul the resolution approving the preliminary site plan.

On March 17, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the appellants motion to stay enforcement of the order, pending hearing and determination of appeal. On March 21, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the Petitioners motion to renew and reargue. On April 16, 2025 the Petitioners filed a notice of appeal seeking to appeal the March 17, 2025 order denying the appellants motion to stay enforcement of the order dismissing the Petition pending the appeal.

On April 28, 2025 the Petitioners perfected their appeal on the original Petition. The Petitioners' memorandum of law largely repeats their earlier position and arguments, which the Supreme Court previously found to be an insufficient basis for overturning the Planning Board's determinations. Gyrodyne will coordinate with the Town of Smithtown on promptly responding to the Petitioners' appellate papers.

Pleadings filed in the Article 78 Proceeding may be accessed through a link (and related instructions) to the New York State Unified Court System which appears on the Company's website at <https://www.gyrodyne.com>.

Gyrodyne remains confident in its defense of the appeal, the motion to renew and reargue and the motion to appeal the denial of the Petitioners' motion to stay enforcement of the order. Gyrodyne believes that the process of negotiating purchase agreements, securing final subdivision approval and final unappealable site plan approval and consummating the sale of our properties could extend into 2026, although there can be no assurance that Gyrodyne and the Town of Smithtown will be successful in the defense of the appeal and any other motions or that other factors beyond our control will not necessitate a further extension of the timeline.

The estimated timeline assumes that Flowerfield is not sold until the culmination of the Article 78 Proceeding. Although Gyrodyne believes that selling individual lots will maximize value, it is also pursuing prospective purchasers who may be willing to purchase all of Flowerfield as an undivided parcel on terms that Gyrodyne finds more attractive from a timing and value perspective. The developed portion of Flowerfield, situated on two separate lots, may be sold together or separately upon the resolution of the Article 78 Proceeding and the filing of the final subdivision map without site plan approval.

On March 20, 2023, the Town of Cortlandt Town Board adopted the SEQRA findings statement and approved local law establishing the Medical Oriented Zoning District (the "MOD") which includes Gyrodyne's Cortlandt Manor property. Pursuant to the adopted MOD, Gyrodyne received designation for total density of 154,000 square feet to be comprised of 150,000 square feet of medical use and 4,000 square feet of retail use (lot lines and their respective density could change until formal subdivision, if any, occurs).

Various other factors will continue to impact the timeline to achieve approvals, including the backlog of land use applications, zoning authority labor shortages and environmental concerns. Nevertheless, we will continue to market the properties and, although there can be no assurances, the Company believes subdivision approval will be received in the third quarter of 2025 for Flowerfield, and could be received for Cortlandt Manor in mid-2026. We anticipate that purchase agreements for Flowerfield or Cortlandt or any portions thereof will identify receipt of subdivision and site plan approval as conditions to closing which the Company believes can be pursued simultaneously rather than sequentially. The Company believes that standard market terms for real property transactions in both Cortlandt Manor and the Town of Smithtown would include, as conditions to closing, final subdivision approval, final unappealable site plan approval and the resolution of the Article 78 Proceeding.

Based on the aforementioned factors, the Company believes the process of negotiating purchase agreements, securing final approvals and consummating the sale of our properties will culminate in 2026. The Company is aggressively marketing its properties and intend to negotiate contracts in an effort to complete the process as soon as practicable with the ultimate timeline being largely dependent on factors outside the Company's control, including without limitation the Article 78 Proceeding and delays in securing final regulatory approvals caused by the ongoing backlog of land use applications, zoning authority labor shortages and environmental concerns. Consequently, there can be no assurance that the Company will be able to meet our formal stated target of 2026.

Assuming the process of seeking entitlements and selling assets is completed in 2026 and giving effect to the estimated cash flows from the operation of our existing properties, we expect that Gyrodyne will have a cash balance of approximately \$30.81 million, prior to any future special distributions based on the estimate of net assets in liquidation presented in our Consolidated Statements of Net Assets. Such cash would equate to future distributions of \$14.01 per share based on Gyrodyne having 2,199,308 common shares outstanding. These estimated distributions are based on values as of March 31, 2025 and include some but not all of the potential value that may be derived from the entitlement efforts.

The Consolidated Statements of Net Assets are based on certain estimates. Uncertainties as to the precise value of our non-cash assets and the ultimate amount of our liabilities make it impracticable to predict the aggregate net value ultimately distributable to shareholders in a liquidation. Land entitlement costs, claims, liabilities and expenses from operations, including operating costs, salaries, real estate taxes, payroll and local taxes, legal, accounting and consulting fees and miscellaneous office expenses, will continue to be incurred during our process of seeking entitlements and selling assets, which includes certain enhancement efforts. Such expenses, if exceeding our estimates, will reduce the amount of assets available for ultimate distribution to shareholders, and, while a precise estimate of those expenses cannot currently be made, management and our Board believe that available cash and amounts received on the sale of assets will be adequate to provide for our obligations, liabilities, expenses and claims (including contingent liabilities). However, no assurances can be given that available cash and amounts received on the sale of assets will be adequate to provide for our obligations, liabilities, expenses and claims and to make cash distributions to shareholders. If such available cash and amounts received on the sale of assets are not adequate to provide for our obligations, liabilities, expenses and claims, distributions of cash and other assets to our shareholders would be eliminated. In the event our shareholders receive distributions from Gyrodyne and there are insufficient funds to pay any creditors who seek payment of claims against Gyrodyne, shareholders could be held liable for payments made to them and could be required to return all or a part of the distributions made to them.

Property Value Enhancement

The Company is pursuing entitlements to increase the development flexibility of its Flowerfield and Cortlandt Manor properties. During the three months ended March 31, 2025, the Company incurred approximately \$76,400 of land entitlement costs, consisting primarily of engineering costs, legal fees and real estate taxes to support the Company's respective entitlement efforts. We estimate that the Company may incur approximately \$1,212,000 in additional land entitlement costs through 2026 in pursuit of entitlements.

The Company is focusing its resources on positioning the properties to be sold with all entitlements to achieve increased development flexibility in the shortest period of time with the least amount of risk to the Company. Because of the vagaries of the real estate market, however, there can be no assurance that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all. During the process of pursuing such entitlements, the Company may entertain offers from potential buyers who may be willing to pay prices for the properties on an “as is basis” that the Company finds more attractive from a timing or value perspective than values we believe may be reasonably achievable through completing the entitlement process ourselves.

On January 5, 2024, Gyrodyne retained JLL Capital Markets (“JLL”) to market the Company’s Flowerfield and Cortlandt Manor properties. JLL has been conducting a national marketing campaign on the Company’s behalf with the goal of identifying viable prospective buyers for our remaining properties and generating maximum net asset value for Gyrodyne’s shareholders.

Cortlandt Manor. On March 15, 2016, the Town of Cortlandt Manor (the “Town”) adopted a 2016 Sustainable Comprehensive Plan (the “Plan”) of which one key strategy was the recommendation of a MOD. The purpose of the proposed MOD is to expand the Town’s existing medical infrastructure and encourage economic development, including capital investment, job creation and housing options. The MOD would allow for a continuum of care, i.e., independent living, assisted living and nursing/hospital care, within or in neighboring facilities by centralizing medical services and related activities. As a designated zoning district, the MOD could include hospital, ambulatory surgery, primary and urgent care, hospice, laboratories, social services, boutique hotels, retail and a wide range of housing.

The Company’s existing 31,421 square foot Cortlandt Medical Center, situated on 13.8 acres, is located directly opposite New York Presbyterian’s Hudson Valley Hospital Center and within the boundaries of the MOD. The Company has committed resources toward both market research and feasibility studies in support of achieving entitlements to maximize the value of the property. For approximately nine years the Company along with its planner and engineers have been working closely with the Town to help plan the MOD, identify issues and solutions involved in creating the Plan and more specifically, the MOD.

On March 31, 2017, The Company filed an application with the Town to develop the Cortlandt Manor property, as follows:

SUBDIVISION LOT #	BUILDING SIZE/YIELD
Medical office	100,000 sf
Multi-family apartments	200 units
Retail	4,000 sf

In response to the extensive public comments and Town Board input received during the State Environmental Quality Review “(SEQR)” Draft Generic Environmental Impact Statement (“DGEIS”) public hearing process, the Company amended the site plan and subdivision application with the Town to develop the Cortlandt Manor property as follows:

SUBDIVISION LOT #	BUILDING SIZE/YIELD
Medical office Lot #1	100,000 sf
Retail (Lot #1)	4,000 sf
Medical Office Lot #2	84,600 sf

As a property owner with eligible parcels in this district, Gyrodyne submitted an Environmental Assessment Form to the Town of Cortlandt Planning Department in December 2017 to support its application to receive a MOD campus designation. Once designated, the parcels would be governed by the use, dimensional and other provisions of the MOD zoning regulations and MOD zoning would replace the existing zoning. While the MOD zoning had not been formally adopted, Gyrodyne was proposing a two-phase medical office campus with limited retail and has designed the site to function as part of a future “hamlet center” with streetscape improvements. The existing medical office will remain operational until phase 2 is implemented.

In addition to the primary proposal noted above, an alternate mixed-use plan was submitted as part of the SEQRA process. The alternate mixed-use plan included the following:

SUBDIVISION LOT #	BUILDING SIZE/YIELD
Medical office Lot #1	83,500 sft
Retail (Lot #1)	1,500 sft
Multi-Family Residential Lot #2	160 Units

The alternate was reviewed for all categories of impacts in the SEQRA documentation similar to the primary proposal, and if approved as anticipated, would have allowed Gyrodyne the option to proceed with either program following MOD designation and subdivision. The alternate was not anticipated to impact the estimated timeline of approvals.

The Town of Cortlandt Planning Department hosted two public community outreach meetings in June and August 2018 where the Company presented its development plan for the Cortlandt Manor property. As anticipated, on August 7, 2018, the Town Board formally issued a “positive declaration” under the SEQRA, i.e., a declaration that the project may result in one or more significant environmental impacts and will require the preparation of an Environmental Impact Statement (“EIS”), the scope of which was also adopted. On August 28, 2018, the Town filed the Scope for a DGEIS with input from Gyrodyne for both the MOD zoning and the proposed uses so that upon adoption, minimal further SEQRA review (other than site plan review) should be required to develop the property. On September 17, 2019, the Town of Cortlandt Town Board as Lead Agency under SEQR adopted a resolution accepting the DGEIS as complete for public review. The Town of Cortlandt Town Board hosted two public hearings on the DGEIS on November 19, 2019 and January 14, 2020. The Town of Cortlandt Planning Board extended the public comment period 90 days with the next public hearing scheduled for April 14, 2020. As a result of the New York State’s stay-at-home-order issued in March 2020, the April 14, 2020 public hearing was postponed to June 2020. The public hearing was then held on June 16, 2020 on a virtual platform. The Town closed the public comment period on June 30, 2020 and proceeded to review the public comments and prepare the Final GEIS (“FGEIS”). The FGEIS reflects the Cortlandt Manor property’s proposed uses comprising 184,600 square feet of medical office space and 4,000 square feet of retail space (together with an Alternate Mixed-Use Plan). A Town Board work session was conducted March 7, 2022 for the primary purpose of having stakeholders present their current development programs for the benefit of the new Town Board members elected in November 2021. Although not required by SEQRA, the Town Board conducted another public hearing on May 2, 2022 and closed the hearing that evening while leaving the public comment period open for twenty days. The additional public comments were reviewed and required formal written responses by stakeholders including Gyrodyne. The Cortlandt Manor Town Board held a public work session on October 24, 2022. During late 2022, the Company’s management team, based on discussions with the Town of Cortlandt, amended its mixed-use campus to reflect the following:

SUBDIVISION LOT #	BUILDING SIZE/YIELD
Medical office Lot #1	100,000 sft
Retail (Lot #1)	4,000 sft
Medical office (inclusive of the existing operating building) Lot #2	50,000 sft

*Lot lines could change until formal subdivision occurs.

On March 20, 2023, the Town of Cortlandt Town Board adopted the SEQRA Findings Statement and local law establishing the MOD designation for the property reflecting a total density of 154,000 square feet to be comprised of 150,000 square feet of medical use, inclusive of the existing medical office square footage but excluding non-rentable spaces, and 4,000 square feet of ancillary retail (lot lines and their respective density could change until formal subdivision occurs). The Company does not plan on developing the property. The Company believes, contingent on the timing for entering contracts (which we anticipate will include closing terms conditioned upon receiving site plan approval), the subdivision and site plan approval could be received in mid-2026.

The entitlement costs for the three months ended March 31, 2025 associated with the ownership and development of this property were approximately \$15,300.

Flowerfield. Following market research and related feasibility studies, we identified the entitlements that we believed will maximize the value of Flowerfield in the shortest amount of time with the lowest amount of risk. The Company has been in discussions with the Town of Smithtown on the potential real estate development projects identified by the market research and feasibility studies, all of which currently fall within our “as of right to build” zoning. We are also exploring with the Town of Smithtown whether it would be amenable to certain entitlements, special permits, or other concessions that would allow for the identified development projects.

In March 2017, the Company filed a pre-subdivision application with the Town of Smithtown (the “Pre-application”) for the Flowerfield property along with the previously sold (2002) catering hall facility for an eight-lot subdivision which the Town of Smithtown initially determined must be processed as a nine-lot subdivision in response to certain comments received from the planning department. The final accepted FEIS (in 2021) included an eight-lot subdivision. In June 2017, the Company filed a subdivision application with the Town of Smithtown based on feedback provided by the Town of Smithtown staff in the pre-application process. Because of the property’s location within 500 feet of a municipal boundary and a state road, the Town of Smithtown referred the Company’s subdivision application to the Suffolk County Planning Commission as required by the Suffolk County Administrative Code and the New York State General Municipal Law.

On August 2, 2017, the Suffolk County Planning Commission voted 11-0 to approve Gyrodyne’s subdivision application without conditions. Although the approval by the Suffolk County Planning Commission is not binding on the Town of Smithtown, the approval without conditions means that the requisite vote threshold for the application at the Town of Smithtown’s Planning Board is a simple majority.

On November 15, 2017, the Town of Smithtown Planning Board conducted a public hearing in which the Company presented its subdivision plan for the Flowerfield property. On April 11, 2018, the Planning Board determined that the subdivision plan may result in one or more significant environmental impacts which will require the preparation of an EIS. As a result, at the April 11, 2018 Planning Board meeting, the Planning Board issued a SEQRA Positive Declaration, which was rescinded and re-issued by Planning Board Resolution dated May 9, 2018 that included a draft scope and a request for public comments on the scope (i.e., a public scoping process). The then current Town Planning Board Chairman communicated that a Positive Declaration would require up to one year to complete the SEQRA process. The Town issued the Final Scope on July 7, 2018. On August 15, 2018, the Company submitted the Draft EIS to the Town of Smithtown Planning Department prior to the public hearing. The Company received comments on its EIS at the end of the third quarter of 2018 and submitted its response to the Town of Smithtown Planning Department on February 15, 2019. On May 24, 2019, the Company received additional comments on its EIS and submitted its responses to the Town on June 4, 2019. On July 3, 2019, the Company received additional comments on its EIS and submitted its response to the Town of Smithtown Planning Department on August 28, 2019. On September 24, 2019, the Company received additional comments on its EIS and submitted its response to the Town of Smithtown Planning Department on October 25, 2019. The Town of Smithtown Planning Board as Lead Agency under SEQRA adopted a resolution accepting the DEIS as complete for public review on December 11, 2019 and announced a public comment period that closed on January 24, 2020. Furthermore, the Town Planning Board held and closed the public hearing for the DEIS on January 8, 2020. Following the closing of the public comment period, the Company received a copy of the public comments in February 2020. The Company reviewed the public comments and responded by submitting a Final EIS ("FEIS") on April 20, 2020. Following the receipt of additional comments on May 29 and June 9, 2020, the Company filed its FEIS on July 24, 2020. Following State DOT comments received July 31, 2020 and Town comments dated August 21, 2020, the Company filed a revised FEIS on September 16, 2020 and received new comments on October 16, 2020. The Company filed a revised FEIS on October 29, 2020. Upon addressing final Town comments received December 4, 2020, the Company filed its Final FEIS on December 9, 2020 reflecting an eight-lot subdivision. The FEIS was accepted by the Town Planning Board on March 10, 2021. Following a public comment period that closed on March 31, 2021, the Town of Smithtown forwarded the public comments and the FEIS to the Suffolk County Planning Commission. On May 5, 2021, the Suffolk County Planning Commission voted 5 to 4 to approve the application as a matter for local determination. Based on the fact that less than a majority of the 18 total members (10 members needed) voted to either approve or deny the application, the application is deemed approved as a matter for local determination. Thus, the Smithtown Planning Board may act and approve the matter with a simple majority vote. On September 20, 2021, the Town of Smithtown Conservation Board voted unanimously to recommend the Town of Smithtown Planning Board issue a SEQRA Negative Declaration, Determination of Non -Significance (an environmental Impact Statement is not necessary based on certain stated reasons and approve the Subdivision Application (eight lots inclusive of the lot for the proposed sewage treatment plant). On March 30, 2022, the Smithtown Planning Board voted four to zero with one abstention to adopt the Findings Statement by resolution, closing SEQRA and held a public hearing for the approval of the Preliminary Subdivision at the same meeting. Approval of the Preliminary Subdivision was granted at that meeting. Technical comments on the Final Subdivision Plans received from the Suffolk County Department of Health Services and Suffolk County Department of Public Works on March 10, 2025, New York State Department of Environmental Conservation Wetland Permit issued on October 28, 2024, and New York State Department of Transportation plans are being submitted for NYS 25A-Stony Brook Road in March 2025 (no prior design comments) and prepared for resubmission to each agency for their final review and approvals. Final Subdivision approval is expected in the third quarter of 2025.

The entitlement costs for the three months ended March 31, 2025 associated with the ownership and development of this property consisting of architectural and engineering costs, legal expenses, economic analysis, soil management and surveys were approximately \$61,000.

While we cannot predict the outcome of the subdivision application, we undertook to subdivide the Flowerfield property in a manner that we believed will result in increased development flexibility in the shortest amount of time and limited risk (i.e., included in our subdivision application is the separation of the existing industrial buildings into two separate lots which upon resolution of the Article 78 Proceeding and final subdivision approval will allow us to sell the two lots together or separately, without any site plan approval). There can be no assurance, however, that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all. Furthermore, the residual effects of the pandemic continue to negatively impact demand for office (including medical office) as well as commercial office and hotel development "on spec".

Healthcare Industry

Our tenants in our Cortlandt Manor property are healthcare service providers. Furthermore, the Company's previous expansion of its leasing relationship with Stony Brook University ("SBU"), SBU Hospital and affiliates of SBU Hospital at our Flowerfield property increased its exposure to the healthcare industry. The healthcare industry is subject to substantial regulation and faces increased regulation particularly relating to fraud, waste and abuse, cost control and healthcare management. The healthcare industry may experience a significant expansion of applicable federal, state or local laws and regulations, previously enacted or future healthcare reform, new interpretations of existing laws and regulations or changes in enforcement priorities, all of which could materially impact the business and operations of our tenants and therefore the marketability of our properties.

Our healthcare tenants are subject to extensive federal, state, and local licensure laws, regulations and industry standards governing business operations, the physical plant and structure, patient rights and privacy and security of health information. Our tenants' failure to comply with any of these laws could result in loss of licensure, denial of reimbursement, imposition of fines or other penalties, suspension or exclusion from the government sponsored Medicare and Medicaid programs, loss of accreditation or certification, or closure of the facility. In addition, efforts by third-party payors, such as the Medicare and Medicaid programs and private insurance carriers, including health maintenance organizations and other health plans, impose greater discounts and more stringent cost controls upon healthcare provider operations (through changes in reimbursement rates and methodologies, discounted fee structures, the assumption by healthcare providers of all or a portion of the financial risk or otherwise). Our tenants may also face significant limits on the scope of services reimbursed and on reimbursement rates and fees, all of which could impact their ability to pay rent or other obligations to us. Referral sources, including physicians and managed care organizations, may change their lists of hospitals or physicians to which they refer patients. Competition and loss of referrals could adversely affect our tenants' ability to make rental payments, which could adversely affect our rental revenues. Any reduction in rental revenues resulting from the inability of our medical office buildings and our tenants to compete successfully may have an adverse effect on our business, financial condition and results of operations and our ability to make distributions to our shareholders.

Impact of Pandemic and Macroeconomics

The following discussion is intended to provide shareholders with certain information regarding the impacts of the COVID-19 pandemic on the Company's business and management's efforts to respond to those impacts. Unless otherwise specified, the statistical and other information regarding the Company's properties and tenants are estimates based on information currently available to the Company, may change, potentially significantly, going forward, and may not be indicative of the actual residual impact of the COVID-19 pandemic on the Company's business, operations, cash flows and financial condition for the three months ended March 31, 2025 and future periods.

The COVID-19 pandemic has also adversely impacted, and may continue to impact adversely, the timeliness of local government in granting required approvals, as state and local staff charged with processing our subdivision applications all postponed activity due to work-from-home transitions. Accordingly, COVID-19 has caused, and may continue to cause, the completion of important stages in our efforts to secure entitlements to be delayed. The pandemic has also resulted in a significant shift toward commercial acceptance of remote working and telemedicine which has adversely impacted our occupancy rate and average rate per square foot, although medical office has faced less of a challenge from work-from-home shifts. Furthermore, the residual effects of the pandemic continue to negatively impact demand for real estate development projects "on spec".

We are affected by the fiscal and monetary policies of the United States Government and its agencies, including the policies of the Federal Reserve, which regulates the supply of money and credit in the United States. The combination of elevated interest rates and persistent inflation (or the perception that any of these events may continue) have contributed to continued weakness in commercial real estate markets, including in those real estate markets in which we operate. Changes in fiscal and monetary policies are beyond our control and are difficult to predict. Although the Federal Reserve decreased the federal funds rate multiple times in 2024, the rate continues to be elevated and there can be no assurance that the rate will continue to decrease or that it will not be increased in 2025 and beyond. At its most recent meeting in March 2025, the Federal Open Market Committee of the Federal Reserve opted to keep rates steady, citing persistent inflation risks and economic uncertainties, including the impact of new import tariffs. While lower market rates and increased capital markets liquidity supports commercial real estate property transactions and values, regulated lending institutions are adjusting their business models to increase capital requirements for direct loans to real estate and thus continue to be constrained in providing capital for commercial real estate properties. Changes in the federal funds rate as well as the other policies of the Federal Reserve affect interest rates, which have a significant impact on our financial condition.

The extent of the continuing impact of these public health and macroeconomic risks on the Company's operational and financial performance and ultimately its Net Asset Value, will depend on current and future developments, including the residual effects of the COVID-19 pandemic and the extent to which persistently high interest rates continue to have an adverse impact on the real estate industry and a recessionary effect generally.

As a result of the foregoing developments, we are unable to determine what the ultimate impact will be on our timeline for seeking entitlements and selling properties, and ultimately on the amount of proceeds and distributions from those sales.

Transaction Summary for the Three-Months Ended March 31, 2025

The following summarizes our significant transactions and other activity during the three-months ended March 31, 2025.

Leasing Activity. During the three-months ended March 31, 2025, the Company executed one new lease and two renewals comprising approximately 2,500 square feet, annual revenue of approximately \$44,000 and total commitments of approximately \$100,000. There were five expansions comprising approximately 2,400 square feet and approximately \$37,000 and \$117,000 in annual revenue and total commitments, respectively.

Critical Accounting Policies

Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pay distributions to holders of Gyrodyne common shares. Therefore, effective September 1, 2015 Gyrodyne adopted the liquidation basis of accounting. This basis of accounting is considered appropriate when, among other things, liquidation of the entity is “imminent”, as defined in ASC 205-30, Presentation of Financial Statements Liquidation Basis of Accounting. Under the LLC Agreement, the Board may elect, in its sole discretion and without any separate approval by shareholders, to dissolve the Company at any time the value of the Company’s assets, as determined by the Board in good faith, is less than \$1 million. The LLC Agreement also provides that the Company will dissolve, and its affairs wound up upon the sale, exchange or other disposition of all the real properties of the Company. As a result, liquidation is “imminent” in accordance with the guidance provided in ASC 205-30.

Principles of consolidation - The consolidated financial statements include the accounts of Gyrodyne and all subsidiaries. All consolidated subsidiaries are wholly owned. All inter-company balances and transactions have been eliminated.

Basis of Presentation - Liquidation Basis of Accounting – Under the liquidation basis of accounting the consolidated balance sheet and consolidated statements of operations, equity, comprehensive income and cash flows are no longer presented. The consolidated statements of net assets and changes in net assets are the principal financial statements presented under the liquidation basis of accounting.

Under the liquidation basis of accounting, all the Company’s assets have been stated at their estimated net realizable value, or liquidation value, (which represents the estimated amount of cash that Gyrodyne will collect on the disposal of assets as it carries out the plan of liquidation), which is based on independent third-party appraisals, estimates and other indications of sales value. All liabilities of the Company, including those estimated costs associated with implementing the plan of liquidation, have been stated at their estimated settlement amounts. These amounts are presented in the accompanying statements of net assets. These estimates are periodically reviewed and adjusted as appropriate. There can be no assurance that these estimated values will be realized. Such amounts should not be taken as an indication of the timing or amount of future distributions or our actual dissolution. The valuation of assets at their net realizable value and liabilities at their anticipated settlement amount represent estimates, based on present facts and circumstances, of the net realizable value of the assets and the costs associated with carrying out the plan of liquidation. The actual values and costs associated with carrying out the plan of liquidation may differ from amounts reflected in the accompanying consolidated financial statements because of the plan’s inherent uncertainty. These differences may be material. In particular, the estimates of our costs will vary with the length of time necessary to complete the plan of liquidation, which is currently anticipated to be completed by December 31, 2026.

The Company’s assumptions and estimates (including the sales proceeds of all its real estate holdings, selling costs, retention bonus payments, rental revenues, rental expenses, capital expenditures, land entitlement costs, litigation fees, general and administrative fees, director and officer liability and reimbursement, post liquidation insurance tail coverage policy and final liquidation costs) are based on completing the liquidation in 2026. As previously stated, on an ongoing basis, Gyrodyne evaluates the estimates and assumptions that can have a significant impact on the reported net assets in liquidation and will update relevant information accordingly for any costs and value associated with a change in the duration of the liquidation, as we cannot give any assurance on the timing of the ultimate sale of all the Company’s properties.

Management Estimates – In preparing the consolidated financial statements in conformity with U.S. Generally Accepted Accounting Principles (“GAAP”) and the liquidation basis of accounting, management is required to make estimates and assumptions that affect the reported amounts of assets, including net assets in liquidation, and liabilities and disclosure of contingent assets and liabilities as of the date of the consolidated financial statements and the reported amounts of receipts and expenditures for the reporting period. Actual results could differ from those estimates. The real estate market is cyclical in nature. Property values are affected by, among other things, the availability of capital, occupancy rates, rental rates, interest rates and inflation rates. As a result, determining real estate values involves many assumptions. Amounts ultimately realized may vary significantly from the net assets in liquidation values presented. The Company’s most significant accounting estimate relates to the determination of the value of net assets in liquidation.

Fair Value of Real Estate - The Company also considers in its valuation estimates the receipt of any expressions of interest/letters from perspective buyers adjusted to reflect the Company’s best estimate of any contingent financial terms such as approved density and related site plans.

Fair Value Measurements – The Company believes the concepts for determining net realizable value are consistent with the guidance for measuring fair value. As a result, the Company follows the guidance of FASB Accounting Standards Codification, *Fair Value Measurements and Disclosures* to determine the fair value of financial and non-financial instruments. The guidance defines fair value, establishes a hierarchy framework for measuring fair value and expands disclosures related to the fair value. The guidance establishes a hierarchy breaking down observable and unobservable inputs into three levels: Level 1 – observable inputs in an active market on or around the measurement date, Level 2 – observable inputs that are based on prices not quoted on active markets but corroborated by market data and Level 3 – unobservable inputs utilized when no other data is available.

Estimated Distributions per Share – Under the liquidation basis of accounting, the Company reports estimated distributions per share data by dividing net assets by the number of shares outstanding.

Industry Segments - Gyrodyne's corporate strategy is to enhance the value of Flowerfield and Cortlandt Manor by pursuing entitlement opportunities to provide purchasers increased development flexibility, and by enhancing the value of our leases, and then selling our properties in an orderly manner at higher values. The Company manages this strategy on an aggregated, single segment basis for purposes of assessing performance and making decisions (inclusive of capital allocation, leasing, entitlements and sales). Therefore, the Company has only one reporting segment.

As reported in Note 3, the Company is on a liquidation basis of accounting. The detailed information regularly provided to the chief operating decision maker ("CODM"), President and CEO, is reported in Note 4 in detail supporting the estimated liquidation and operating costs net of estimated receipts. This information allows the CODM to manage and forecast any impact the operations have on the estimated real estate value and in the aggregate allows the CODM to calculate estimated distributions. The net assets as of March 31, 2025 (\$30,812,390) and December 31, 2024 (\$30,596,313) results in estimated distributions of approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding, respectively.

New accounting pronouncements - Management has evaluated the impact of newly issued accounting pronouncements, whether effective or not as of March 31, 2025, and has concluded that they will not have a material impact on the Company's consolidated financial statements since the Company reports on a liquidation basis.

Discussion of the Statements of Net Assets

Net assets as of March 31, 2025 and December 31, 2024 would result in estimated liquidating distributions of \$30,812,390 and \$30,596,313, respectively, or approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding. The increase of \$216,077 in estimated liquidating distributions is mainly attributable to an increase in rental revenue of approximately \$181,000, a savings in rental expenses and general and administrative fees of approximately \$16,000 and \$67,000, respectively, offset by additional land development fees of \$50,000.

The cash balance at the end of the liquidation period (currently estimated to be December 31, 2026, although the estimated completion of the liquidation period may change), excluding any interim distributions, is estimated based on the March 31, 2025 cash balance of \$5.79 million plus adjustments for the following items which are estimated through December 31, 2026:

1. The estimated cash receipts from the operation of the properties net of rental property related expenditures as well as costs expected to be incurred to preserve or improve the net realizable value of the property at their estimated gross sales proceeds.
2. Net proceeds from the sale of all the Company's real estate holdings.
3. The general and administrative expenses and or liabilities associated with operations and the liquidation of the Company including severance, director and officer liability coverage including post liquidation tail policy coverage, and financial and legal fees (inclusive of the Article 78 Proceeding) to complete the liquidation.
4. Costs for the pursuit of the entitlement of the Flowerfield and Cortlandt Manor properties.
5. Retention bonus amounts.
6. Debt service on the Company's credit facilities.

The Company estimates the net realizable value of its real estate assets by using income and market valuation techniques. The Company may estimate net realizable values using market information such as broker opinions of value, appraisals, and recent sales data for similar assets or discounted cash flow models, which primarily rely on Level 3 inputs, as defined under FASB ASC Topic No. 820, Fair Value Measurement. The cash flow models include estimated cash inflows and outflows over a specified holding period. These cash flows may include contractual rental revenues, projected future rental revenues and expenses and forecasted capital improvements and lease commissions based upon market conditions determined through discussion with local real estate professionals and relevant Company experience with its current and previously owned properties. Capitalization rates and discount rates utilized in these models are estimated by management based upon rates that management believes to be within a reasonable range of current market rates for the respective properties based upon an analysis of factors such as property and tenant quality, geographical location, local supply and demand observations and no sewage treatment plants. To the extent the Company underestimates or overestimates forecasted cash outflows (capital improvements, excluding any costs for sewage treatment plants, lease commissions and operating costs) or overestimates or underestimates forecasted cash inflows (rental revenue rates) or other unfavorable or favorable variances of the aforementioned assumptions, the estimated net realizable value of its real estate assets could be overstated or understated.

The Company estimates that it will incur approximately \$1,212,000 in land entitlement costs (included in the consolidated statement of net assets as part of the estimated liquidation and operating costs net of receipts) from April 2025 through the end of the liquidation period, currently estimated to conclude on or about December 31, 2026, in an effort to obtain entitlements, including special permits. The Company believes the commitment of these resources will enable the Company to position the properties for sale with all entitlements necessary to maximize the aggregate Flowerfield and Cortlandt Manor property values and resulting distributions. During the three-months ended March 31, 2025, the Company incurred approximately \$76,400 of land entitlement costs, consisting predominately of engineering fees, legal fees and real estate taxes. The Company believes the remaining balance of \$1,212,000 (inclusive of real estate taxes of \$253,000 and regulatory fees of \$408,000) will be incurred from April 2025 through the end of the liquidation period. The Company does not intend to develop the properties but rather to commit resources to position the properties for sale in a timely manner with all entitlements necessary to achieve increased development flexibility. The costs and time frame to achieve the entitlements could change due to a range of factors including a shift in the value of certain entitlements making it more profitable to pursue a different mix of entitlements and the dynamics of the real estate market. As a result, the Company has focused and will continue to focus its land entitlement efforts on achieving the highest and best use while considering the time and direct and indirect costs necessary to achieve such entitlements. During the process of pursuing such entitlements, the Company may entertain offers from potential buyers who may be willing to pay premiums for the properties that the Company finds more acceptable from a timing or value perspective than completing the entitlement processes itself. The value of the real estate reported in the statement of net assets as of March 31, 2025 includes some but not all of the potential value impact that may result from the land entitlement efforts. There can be no assurance that our value enhancement efforts will result in property value increases that exceed the costs we incur in such efforts, or even any increase at all.

The net assets as of March 31, 2025 (\$30,812,390) and December 31, 2024 (\$30,596,313) results in estimated distributions of approximately \$14.01 and \$13.91 per common share, respectively, based on 2,199,308 shares outstanding, based on estimates and other indications of sales value. This estimate of distributions includes projections of costs and expenses to be incurred during the period required to complete the plan of liquidation. There is inherent uncertainty with these projections, and they could change materially based on the timing of the sales, change in values of the Cortlandt Manor and/or Flowerfield properties (whether market driven or resulting from the land entitlement efforts) net of any bonuses, favorable or unfavorable changes in the land entitlement costs, the performance of the underlying assets, the market for commercial real estate properties generally and any changes in the underlying assumptions of the projected cash flows.

The following table summarizes the estimates to arrive at the Net Assets in Liquidation as of March 31, 2025 (dollars are in millions).

March 31, 2025 cash and cash equivalents balance	\$	5.79
Principal payments on loan		(11.09)
Free cash flow from rental operations		1.44 (i)
General and administrative expenses		(3.73) (ii)
Land entitlement costs in pursuit of the highest and best use		(1.21)
Gross real estate proceeds		50.39
Selling costs on real estate		(2.98)
Retention bonus plan for officers and employees		(1.97)
Final liquidation and dissolution costs		(1.50) (iii)
Other		(4.33) (iv)
Net Assets	\$	<u>30.81</u>

- (i) The Company estimates the cash proceeds from rental operations net commissions and rental costs, inclusive of expenditures to preserve or improve the properties at its current estimated market value will total \$1.44.
- (ii) The general and administrative expenses, excluding final liquidation costs, is estimated to be (\$3.73).
- (iii) The costs represent all anticipated costs to liquidate the Company including D&O tail, severance and professional fees.
- (iv) The Company estimates interest income will be offset by interest expense and the settlement of its working capital accounts resulting in a balance of (\$4.33).

Discussion of Changes in Net Assets

Gyrodyne's strategy is to enhance the value of Flowerfield and Cortlandt Manor, by pursuing various entitlement opportunities, which the Gyrodyne Board believes will improve the potential of obtaining better aggregate values for such properties as a whole. The pursuit of the highest and best use of Flowerfield and Cortlandt Manor may involve other strategies to manage risk and or enhance the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders. Gyrodyne intends to dissolve after we complete the disposition of all of our real property assets, apply the proceeds of such dispositions first to settle any debts and claims, pending or otherwise, against Gyrodyne, and then pays distributions to holders of Gyrodyne common shares. Therefore, the Company includes in its financial statements the Consolidated Statement of Changes in Net Assets for the three-months ended March 31, 2025 of which is discussed below:

Net assets in liquidation on January 1, 2025	\$	30,596,313
Changes in net assets in liquidation from January 1 through March 31, 2025:		
Remeasurement of assets and liabilities in liquidation		216,077
Total increase in net assets in liquidation		216,077
Net assets in liquidation on March 31, 2025	\$	30,812,390

Liquidity and Capital Resources

Cash Flows:

As we pursue our plan to sell our properties strategically, including certain enhancement efforts, we believe that a main focus of management is to effectively manage our net assets through cash flow management of our tenant leases, maintaining or improving occupancy, and enhance the value of the Flowerfield and Cortlandt Manor properties via the pursuit of the associated change in entitlements.

As the Company executes on the liquidation plan, it will review its capital needs and make prudent distribution decisions regarding any excess cash. Upon completion of these activities, Gyrodyne will distribute the remaining cash to its shareholders and then proceed to complete the dissolution of the Company, delist its shares from Nasdaq or other exchange platform and terminate its registration and reporting obligations under the Securities Exchange Act of 1934, as Amended (the "Exchange Act"). Gyrodyne is required to make adequate provisions to satisfy its known and unknown liabilities which could substantially delay or limit its ability to make future distributions to shareholders. The process of accounting for liabilities, including those that are currently unknown or whose amounts are uncertain may involve difficult valuation decisions which could adversely impact the amount or timing of any future distributions.

We generally finance our operations through cash on hand. On March 7, 2024, the Company closed a rights offering resulting in approximately \$4.4 million of net proceeds to the Company, thereby fortifying our cash position to ensure we are operating through a position of strength through the duration of the liquidation to negotiate and enforce purchase agreements and defend our property rights in the Article 78 proceeding and in any other such proceeding that may arise. Furthermore, certain of the Company's major vendors have informally agreed to defer payment on 50% of their fees until the first subdivided lot is sold. Additionally, on December 6, 2019, the Company's Board of Directors approved the Gyrodyne, LLC Nonqualified Deferred Compensation Plan for Employees and Directors (the "DCP") effective as of January 1, 2020. The plan is a nonqualified deferred compensation plan maintained for officers and directors of the Company. Under the DCP, officers and directors may elect to defer a portion of their compensation to the DCP and receive interest on such deferred payments at a fixed rate of 5% (per annum). All DCP benefits will be paid in a single lump sum cash payment on December 15, 2031, unless a Plan of Liquidation is established for Gyrodyne before the distribution date in which case all benefits will be paid in a single lump sum cash payment after execution of an amendment to terminate the DCP (See *Deferred Compensation Plan* above).

As of March 31, 2025, the Company had cash and cash equivalents totaling approximately \$5.79 million. The Company intends to seek modification of certain existing loan facilities (extend maturity dates for debt maturing prior to the anticipated closing of any sales) to strengthen our financial position through the end of 2026, the forecasted completion of the liquidation process. The Company's goal with respect to any such modification is for its current cash and cash equivalent position post-loan modification to be adequate to fund our process of seeking entitlements and selling assets though the forecasted date for the completion of the liquidation and subsequent dissolution. There can be no assurance, however that the Company will be successful in securing any such loan modification on terms that are satisfactory to the Company or on any terms at all.

The Company anticipates that its current cash and cash equivalent balance and the aforementioned intended modification to certain of our existing loan facilities will be adequate to fund its process of seeking entitlements and selling assets and subsequent dissolution. The \$5.79 million of cash will be partially used to fund our efforts to generate the highest values for the Flowerfield and Cortlandt Manor properties while simultaneously pursuing the strategic sale of these properties. The pursuit of the highest values for Flowerfield and Cortlandt Manor may involve other investments and or other strategies to manage risk and or enhance the net value of Flowerfield and Cortlandt Manor to maximize the returns for our shareholders. The Company is estimating and reporting in the consolidated statements of net assets total gross cash proceeds from the sale of its assets of approximately \$50.39 million. Based on the Company's current cash balance and the above forecast (including the estimated liquidation and operating costs net of estimated receipts), the Company estimates distributable cash stemming from the liquidation of the Company of approximately \$30.81 million.

The Company's primary sources of funds are as follows:

- current cash and cash equivalents;
- rents and tenant reimbursements received on our remaining real estate operating assets;
- sale of assets.

Excluding gross proceeds from the sale of assets, the Company's gross rents and tenant reimbursements net of rental expenses is less than the combined total annual general and administrative costs, capital expenditures and land entitlement costs creating a net use of cash on an annual basis through the liquidation process. The Company believes the cash and cash equivalents plus the proceeds from the sale of assets will exceed the costs to complete the liquidation of the Company. In addition, the Company has and will continue to review operating activities for possible cost reductions and additional capital/credit needs throughout the liquidation process.

Major elements of the Company's cashflows for the three-months ended March 31, 2025 were as follows:

Operating cashflows

- \$818,380 in rent and reimbursements.
- (\$494,805) in operating costs.
- \$323,575 in net operating income

Non-operating cashflows

- (\$596,700) in corporate expenditures (inclusive of \$104,364 in interest expense net of interest income).
- \$356,099 in working capital.
- (\$40,138) in selling costs.
- (\$75,455) in principal payments on loans.
- (\$2,900) of capital expenditures on the real estate portfolio excluding those costs incurred for land entitlement.
- (\$76,432) of land entitlement costs.

Item 3. Quantitative and Qualitative Disclosures about Market Risk.

The Company places its temporary cash investments with high credit quality financial institutions. Certain financial instruments could potentially subject the Company to concentrations of credit risk, such as cash equivalents and longer-term investments. The Company maintains bank account balances, which exceed FDIC insurance limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risk on cash. Management does not believe significant credit risk exists on March 31, 2025.

The Company believes there have been no significant changes in market risk from that disclosed in the Company's Report on Form 10-K for the twelve months ended December 31, 2024, filed with the Securities and Exchange Commission on March 28, 2025.

Item 4. Controls and Procedures.

Disclosure Controls and Procedures

The Company's management, including the Chief Executive Officer ("CEO")/ Chief Financial Officer ("CFO"), has evaluated the effectiveness of the design and operation of our disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) promulgated under the Securities Exchange Act of 1934, as amended (the "Exchange Act")) as of the end of the period covered by this report (the "Evaluation Date"). Based on such evaluation, our management concluded that our disclosure controls and procedures were effective, at a reasonable assurance level, as of the Evaluation Date, to ensure that information required to be disclosed in reports that we file or submit under the Exchange Act is recorded, processed, summarized and reported within the time periods specified in SEC rules and forms and to ensure that information required to be disclosed in the reports that we file or submit under the Exchange Act is accumulated and communicated to our management in a manner that allows timely decisions regarding required disclosures.

An evaluation was performed under the supervision and with the participation of the Company's management of the effectiveness of the design and operation of the Company's procedures and internal control over financial reporting as of December 31, 2024. In making this assessment, the Company used the criteria set forth by the Committee of Sponsoring Organizations of the Treadway Commission (COSO) in Internal Control-Integrated Framework of 2013 (the "2013 COSO Framework"). Based on that evaluation, the Company's management concluded that the Company's internal controls over financial reporting were effective as of March 31, 2025.

Changes in Internal Control Over Financial Reporting

There was no change in our internal control over financial reporting identified with our evaluation that occurred during the fiscal quarter ended March 31, 2025, that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

PART – II - OTHER INFORMATION

Item 1. Legal Proceedings.

Putative Class Action Lawsuit

On August 14, 2015, the Company entered a Stipulation of Settlement (the "Settlement") providing for the settlement of a putative class action lawsuit against the Company and certain related parties. Under the Settlement, Gyrodyne agreed that any sales of its properties would be effected only in arm's-length transactions at prices at or above their appraised values as of 2014.

As of March 31, 2025, the aggregate appraised value of our remaining unsold properties exceeded the respective 2014 aggregate appraised value for such properties. See, "Risk Factors – Stipulation of Settlement prohibits us from selling our remaining properties at prices below the December 2014 appraised values" in the Company's annual report.

Article 78 Proceeding

On April 26, 2022, the Incorporated Village of Head of the Harbor and certain other parties commenced a special proceeding (the "Article 78 Proceeding") against the Town of Smithtown and certain other parties, including the Company, seeking to annul the Planning Board's determinations relating to the Flowerfield Subdivision Application. The Article 78 Proceeding was commenced by the filing of a petition (the "Petition") in the Supreme Court of the State of New York, Suffolk County, pursuant to Article 78 of New York's Civil Practice Law and Rules ("Article 78"). Specifically, the Petition seeks to annul the Planning Board's (i) approval of a findings statement, pursuant to the SEQRA, dated September 16, 2021, and adopted by the Planning Board on March 30, 2022, concerning the Flowerfield Subdivision Application, and (ii) preliminary approval on March 30, 2022, of the Flowerfield Subdivision Application. The arguments made in the Petition are substantially similar to those made by opponents of the Flowerfield Subdivision Application during the SEQRA and subdivision process. The Company and the Town of Smithtown are vigorously defending the Planning Board's determinations against the Petition. In June 2022, Gyrodyne and the Town of Smithtown filed motions to dismiss the Petition. During the third quarter of 2023, the Article 78 Proceeding was re-assigned to a different judge for the second time. On February 6, 2024, the Supreme Court of the State of New York, Suffolk County issued an order (the "Order"), denying the Motions in part and granting them in part. Specifically, the Order (i) denied the Motions as to three individual Petitioners and the St. James-Head of the Harbor Neighborhood Preservation Coalition, Inc., (ii) granted the Motions as to the remaining twenty (20) individual Petitioners and the Village of Head of the Harbor, (iii) denied the branch of Gyrodyne's motion alleging that Petitioners failed to state a claim. On October 11, 2024, the Supreme Court of the State of New York issued a ruling in favor of the Company dismissing the Article 78 petition in its entirety. On October 28, 2024, the Company received a notice of appeal filed by the petitioners in this proceeding seeking to appeal the court's dismissal of the Article 78 petition, citing as grounds for appeal "whether the court erred in denying the petition and dismissed the Article 78 proceeding, and any and all other issues which may arise upon further review of the record on appeal".

On November 12, 2024, the petitioners filed a notice of motion to renew and reargue, seeking to have the court direct the respondents to undertake a supplemental environmental impact statement to address retaining of storm water at the property being developed in light of a recent storm, and to annul the resolution approving the preliminary site plan.

On March 17, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the appellants motion to stay enforcement of the order, pending hearing and determination of appeal. On March 21, 2025, the Supreme Court of the State of New York, Suffolk County issued an order denying the Petitioners motion to renew and reargue. On April 16, 2025 the Petitioners filed a notice of appeal seeking to appeal the March 17, 2025 order denying the appellants motion to stay enforcement of the order dismissing the Petition pending the appeal.

On April 28, 2025 the Petitioners perfected their appeal on the original Petition. The Petitioners' memorandum of law largely repeats their earlier position and arguments, which the Supreme Court previously found to be an insufficient basis for overturning the Planning Board's determinations. Gyrodyne will coordinate with the Town of Smithtown on promptly responding to the Petitioners' appellate papers.

Pleadings filed in the Article 78 Proceeding may be accessed through a link (and related instructions) to the New York State Unified Court System which appears on the Company's website at <https://www.gyrodyne.com>.

General

In addition to the foregoing, in the normal course of business, Gyrodyne is a party to various legal proceedings. After reviewing all actions and proceedings pending against or involving Gyrodyne, management considers that any loss resulting from such proceedings individually or in the aggregate will not be material to Gyrodyne's financial condition or results of operations.

Items 2 through 5 are not applicable to the Company in the three-months ended March 31, 2025.

Item 6. Exhibits.

- 3.1 [Articles of Organization of Gyrodyne, LLC, dated as of October 3, 2013 \(1\)](#)
- 3.2 [Amended and Restated Limited Liability Company Agreement of Gyrodyne, LLC \(2\)](#)
- 10.1 [Amended and Restated Retention Bonus Plan \(3\)](#)
- 10.2 [Amendment No. 2 to the Retention Bonus Plan \(4\)](#)
- 10.3 [Amendment No. 3 to the Retention Bonus Plan \(5\)](#)
- 10.4 [Amendment No. 4 to the Retention Bonus Plan \(6\)](#)
- 10.5 [Cooperation Agreement, dated July 26, 2023, among the Company, Leap Tide Capital Management LLC and Jan Loeb \(7\)](#)
- 10.6 [Amendment No. 5 to the Retention Bonus Plan \(8\)](#)
- 10.7 [Nonqualified Deferred Compensation Plan \(9\)](#)
- 10.8 [Restricted Stock Plan \(8\)](#)
- 31.1 [Rule 13a-14\(a\)/15d-14\(a\) Certification of Chief Executive Officer and Chief Financial Officer, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. \(13\)](#)
- 32.1 [CEO and CFO Certification Pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. \(14\)](#)
- 99.1 [Short Form Order of the Supreme Court of the State of New York, Suffolk County, dated February 6, 2024 \(10\)](#)
- 99.2 [Short Form Order of the Supreme Court of the State of New York, Suffolk County, dated October 11, 2024 \(11\)](#)
- 99.3 [Petitioners' Notice of Appeal, received October 28, 2024 \(13\)](#)
- 99.4 [Short Form Order of the Supreme Court of the State of New York, Suffolk County, dated March 17, 2025 \(13\)](#)
- 99.5 [Short Form Order of the Supreme Court of the State of New York, Suffolk County, dated March 21, 2025 \(12\)](#)
- 99.6 [Petitioners' Notice of Appeal, received April 16, 2025 \(13\)](#)
- 101.INS Inline XBRL Instance (13)
- 101.SCH Inline XBRL Taxonomy Extension Schema (13)
- 101.CAL Inline XBRL Taxonomy Extension Calculation (13)
- 101.DE Inline XBRL Taxonomy Extension Definition (13)
- 101.LAB Inline XBRL Taxonomy Extension Labels (13)
- 101.PRE Inline XBRL Taxonomy Extension Presentation (13)
- 104 Cover Page Interactive Data File (formatted as Inline XBRL and contained in Exhibit 101)
- (1) Incorporated herein by reference to Exhibit 3.1 to the Company's Registration Statement on Form S-4 filed with the Securities and Exchange Commission on October 21, 2013.
- (2) Incorporated herein by reference to Exhibit 3.2 to the Company's Registration Statement on Form 8-A12B filed with the Securities and Exchange Commission on September 1, 2015.

- (3) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on May 26, 2016.
- (4) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on January 31, 2018.
- (5) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on November 2, 2018.
- (6) Incorporated herein by reference to the Company's Quarterly Report on Form 10-Q, filed with the Securities and Exchange Commission on May 11, 2022.
- (7) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on August 1, 2023.
- (8) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on September 11, 2023.
- (9) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on December 13, 2019.
- (10) Incorporated herein by reference to the Company's Current Report on Form 8-K, filed with the Securities and Exchange Commission on February 9, 2024.
- (11) Incorporated herein by reference to the Company's Quarterly Report on Form 10-Q, filed with the Securities and Ex-change Commission on November 19, 2024.
- (12) Incorporated herein by reference to the Company's Annual Report on Form 10-K, filed with the Securities and Ex-change Commission on March 28, 2025.
- (13) Filed as part of this report.
- (14) Furnished herewith in accordance with Item 601(b)(32) of Regulation S-K. This Exhibit is not deemed "filed" for purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that section. Such certification will not be deemed incorporated by reference into any filings under the Securities Act, except to the extent that the registrant specifically incorporates it by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

GYRODYNE, LLC

Date: May 5, 2025

/s/ Gary Fitlin
By Gary Fitlin
President and Chief Executive Officer
Chief Financial Officer and Treasurer

EXHIBIT INDEX

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- (13) Filed as part of this report.
- (14) Furnished herewith in accordance with Item 601(b)(32) of Regulation S-K. This Exhibit is not deemed "filed" for purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that section. Such certification will not be deemed incorporated by reference into any filings under the Securities Act, except to the extent that the registrant specifically incorporates it by reference.

Rule 13a-14(a)/15d-14(a) Certification

I, Gary Fitlin, certify that:

1. I have reviewed this quarterly report on Form 10-Q of Gyrodyne, LLC;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - (c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - (d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officers and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - (a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - (b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 5, 2025

/s/ Gary Fitlin
By Gary Fitlin,
President and Chief Executive Officer,
Chief Financial Officer and Treasurer

Exhibit 32.1

**CFO CERTIFICATION PURSUANT TO
18 U.S.C. SECTION 1350,
AS ADOPTED PURSUANT TO
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the quarterly report of Gyrodyne, LLC (the "Company") on Form 10-Q for the period ended March 31, 2025, as filed with the Securities and Exchange Commission (the "Report"), I, Gary Fitlin, Chief Executive Officer and Chief Financial Officer, certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

- (1) The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- (2) The information contained in the Report fairly presents, in all material respects, the consolidated financial condition of the Company as of the dates presented and consolidated results of operations of the Company for the periods presented.

Date: May 5, 2025

/s/ Gary Fitlin
By Gary Fitlin,
President and Chief Executive Officer,
Chief Financial Officer and Treasurer

FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

-----X
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION,
INC.; JUDITH OGDEN; DAVID KELEMEN; and
ROSE NAPOLITANO,

Petitioners,

-against-

TOWN OF SMITHTOWN, TOWN OF SMITHTOWN
PLANNING BOARD; BARBARA DESORBE, in her
official capacity as Chairperson of the Town of Smithtown
Planning Board; WILLIAM MARCHESI, in his official
Capacity as a member of the Town of Smithtown Planning
Board; THOMAS UNVERZAGT, in his official capacity
as member of the Town of Smithtown Planning Board;
GYRODYNE LLC; and GYRODYNE COMPANY OF
AMERICA, INC.,

Respondents.
-----X

NOTICE OF APPEAL

Index No.: 608051/2022

PLEASE TAKE NOTICE, that the Petitioners, ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION, INC.; JUDITH OGDEN; DAVID
KELEMEN; and ROSE NAPOLITANO, appeal to the Appellate Division, Second Department
from an order of the Supreme Court, Suffolk County (Liccione, J.), dated October 11, 2024 and
entered with the Clerk of the Court on October 18, 2024 and that this appeal is from each and
every part thereof by which Petitioners are aggrieved.

Dated: Uniondale, New York
October 28, 2024

Yours, etc.,

RIVKIN RADLER LLP
Attorneys for Petitioners-Appellants
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION
COALITION, INC.; JUDITH OGDEN;
DAVID KELEMEN; and ROSE NAPOLITANO

By: E. Christopher Murray
E. Christopher Murray, Esq.
926 RXR Plaza
Uniondale, New York 11556-0926
(516) 357-3000.
File No.: 014302.00001

FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

TO: BRIAN S. STOLAR
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Town of Smithtown and Town Planning Board and its Members
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bstolar@harrisbeach.com

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J T. SHEA
REBECCA R. SKLAR
CERTILMAN BALIN ADLER & HYMAN, LLP
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BRIAN J. WHEELIN
JOSEPH L. CLASEN
ROBINSON & COLE, LLP
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FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

Supreme Court of the State of New York

Appellate Division: Second Judicial Department

Informational Statement (Pursuant to 22 NYCRR 1250.3 [a])

Case Title: Set forth the title of the case as it appears on the summons, notice of petition or order to show cause by which the matter was or is to be commenced, or as amended.

ST JAMES – HEAD OF THE HARBOR NEIGHBORHOOD PRESERVATION COALITION, INC.; JUDITH OGDEN; DAVID KELEMEN; and ROSE NAPOLITANO,

- against -

TOWN OF SMITHTOWN, TOWN OF SMITHTOWN PLANNING BOARD; BARBARA DESORBE, in her official capacity as Chairperson of the Town of Smithtown Planning Board; WILLIAM MARCHESI, in his official Capacity as a member of the Town of Smithtown Planning Board; THOMAS UNVERZAGT, in his official capacity as member of the Town of Smithtown Planning Board; GYRODYNE LLC; and GYRODYNE COMPANY OF AMERICA, INC.,

For Court of Original Instance

Date Notice of Appeal Filed

For Appellate Division

Case Type		Filing Type	
<input type="checkbox"/> Civil Action	<input checked="" type="checkbox"/> CPLR article 78 Proceeding	<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/> Transferred Proceeding
<input type="checkbox"/> CPLR article 75 Arbitration	<input type="checkbox"/> Special Proceeding Other	<input type="checkbox"/> Original Proceedings	<input type="checkbox"/> CPLR article 78
	<input type="checkbox"/> Habeas Corpus Proceeding	<input type="checkbox"/> CPLR article 78	<input type="checkbox"/> Executive Law § 298
		<input type="checkbox"/> Eminent Domain	<input type="checkbox"/> CPLR 5704 Review
		<input type="checkbox"/> Labor Law § 220 or § 220-b	
		<input type="checkbox"/> Public Officers Law § 36	
		<input type="checkbox"/> Real Property Tax Law § 1278	

Nature of Suit: Check up to three of the following categories which best reflect the nature of the case.

<input checked="" type="checkbox"/> Administrative Review	<input type="checkbox"/> Business Relationships	<input type="checkbox"/> Commercial	<input type="checkbox"/> Contracts
<input type="checkbox"/> Declaratory Judgment	<input type="checkbox"/> Domestic Relations	<input type="checkbox"/> Election Law	<input type="checkbox"/> Estate Matters
<input type="checkbox"/> Family Court	<input type="checkbox"/> Mortgage Foreclosure	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Prisoner Discipline & Parole
<input type="checkbox"/> Real Property (other than foreclosure)	<input type="checkbox"/> Statutory	<input type="checkbox"/> Taxation	<input type="checkbox"/> Torts

FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

Appeal			
Paper Appealed From (Check one only):		If an appeal has been taken from more than one order or judgment by the filing of this notice of appeal, please indicate the below information for each such order or judgment appealed from on a separate sheet of paper.	
<input type="checkbox"/> Amended Decree <input type="checkbox"/> Amended Judgement <input type="checkbox"/> Amended Order <input type="checkbox"/> Decision <input type="checkbox"/> Decree	<input type="checkbox"/> Determination <input type="checkbox"/> Finding <input type="checkbox"/> Interlocutory Decree <input type="checkbox"/> Interlocutory Judgment <input type="checkbox"/> Judgment	<input checked="" type="checkbox"/> Order <input type="checkbox"/> Order & Judgment <input type="checkbox"/> Partial Decree <input type="checkbox"/> Resettled Decree <input type="checkbox"/> Resettled Judgment	<input type="checkbox"/> Resettled Order <input type="checkbox"/> Ruling <input type="checkbox"/> Other (specify):
Court: SUPREME COURT		County: SUFFOLK COUNTY	
Dated: OCTOBER 11, 2024		Entered: OCTOBER 11, 2024	
Judge (name in full): MAUREEN T. LICCIONE		Index No.: 608051/2022	
Stage: <input type="checkbox"/> Interlocutory <input checked="" type="checkbox"/> Final <input type="checkbox"/> Post-Final		Trial: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> Jury <input type="checkbox"/> Non-Jury	
Prior Unperfected Appeal and Related Action or Proceeding Information			
Are any appeals arising in the same action or proceeding currently pending in the court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please set forth the Appellate Division Case Number assigned to each such appeal.			
Where appropriate, indicate whether there is any related action or proceeding now in any court of this or any other jurisdiction, and if so, the status of the case:			
Original Proceeding			
Commenced by: <input type="checkbox"/> Order to Show Cause <input type="checkbox"/> Notice of Petition <input type="checkbox"/> Writ of Habeas Corpus			Date Filed:
Statute authorizing commencement of proceeding in the Appellate Division:			
Proceeding Transferred Pursuant to CPLR 7804(g)			
Court:		County:	
Judge (name in full):		Order of Transfer Date:	
CPLR 5704 Review of Ex Parte Order:			
Court:		County:	
Judge (name in full):		Dated:	
Description of Appeal, Proceeding or Application and Statement of Issues			
Description: If an appeal, briefly describe the paper appealed from. If the appeal is from an order, specify the relief requested and whether the motion was granted or denied. If an original proceeding commenced in this court or transferred pursuant to CPLR 7804(g), briefly describe the object of proceeding. If an application under CPLR 5704, briefly describe the nature of the ex parte order to be reviewed.			
This is an appeal from an order which denied the Petition and dismissed the Article 78 Proceeding.			

FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

Issues: Specify the issue(s) proposed to be raised on the appeal, proceeding, or application for CPLR 5704 review, the grounds for reversal or modification to be advanced and the specific relief sought on appeal.

1. Whether the court erred in denying the Petition and dismissed the Article 78 Proceeding.
2. Any and all other issues which may arise upon further review of the Record on Appeal.

Party Information

Instructions: Fill in the name of each party to the action or proceeding, one name per line. If this form is to be filed for an appeal, indicate the status of the party in the court of original instance and his, her, or its status in this court, if any. If this for is to be filed for a proceeding commenced in this court, fill in only the party's name and his, her, or its status in this court. Examples of party's original status include: plaintiff, defendant, petitioner, respondent, claimant, defendant third-party plaintiff, third-party defendant, and intervenor. Examples of a party's Appellate Division status include: appellant, respondent, appellant-respondent, respondent-appellant, petitioner, and intervenor.

No.	Party Name	Original Status	Appellate Division Status
1	ST JAMES – HEAD OF THE HARBOR NEIGHBORHOOD PRESERVATION COALITION, INC	PETITIONER	APPELLANT
2	JUDITH OGDEN	PETITIONER	APPELLANT
3	DAVID KELEMEN	PETITIONER	APPELLANT
4	ROSE NAPOLITANO	PETITIONER	APPELLANT
5	TOWN OF SMITHTOWN	RESPONDENT	RESPONDENT
6	TOWN OF SMITHTOWN PLANNING BOARD	RESPONDENT	RESPONDENT
7	BARBARA DESORBE, in her official capacity as Chairperson of the Town of Smithtown Planning Board	RESPONDENT	RESPONDENT
8	WILLIAM MARCHESI, in his official Capacity as a member of the Town of Smithtown Planning Board;	RESPONDENT	RESPONDENT
9	THOMAS UNVERZAGT, in his official capacity as member of the Town of Smithtown Planning Board;	RESPONDENT	RESPONDENT
10	GYRODYNE LLC	RESPONDENT	RESPONDENT
11	GYRODYNE COMPANY OF AMERICA, INC.,	RESPONDENT	RESPONDENT
12			
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FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

NYSCEF DOC. NO. 179

INDEX NO. 608051/2022

RECEIVED NYSCEF: 10/28/2024

Attorney Information				
Instructions: Fill in the names of the attorneys or firms for the respective parties. If this form is to be filed with the notice of petition or order to show cause by which a special proceeding is to be commenced in the Appellate Division, only the name of the attorney for the petitioner need be provided. In the event that a litigant represents herself or himself, the box marked "Pro Se" must be checked and the appropriate information for that litigant must be supplied in the spaces provided.				
Attorney/Firm Name:		E. Christopher Murray, Esq./Rivkin Radler LLP		
Address:		926 RXR Plaza		
City:	Uniondale	State:	NY	Zip: 11556-0926 Telephone No: 516-357-3000
E-mail Address:		e.murray@rivkin.com		
Attorney Type:		<input checked="" type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:		1-4		
Attorney/Firm Name:		BRIAN S. STOLAR HARRIS BEACH, PLLC		
Address:		The Omni 333 Earle Ovington Blvd., Suite 901		
City:	Uniondale	State:	NY	Zip: 11553 Telephone No: (516) 880-8484
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Party or Parties Represented (set forth party number(s) from table above:		10-11		
Attorney/Firm Name:				
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Party or Parties Represented (set forth party number(s) from table above:				
Attorney/Firm Name:				
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City:		State:		Zip: Telephone No:
E-mail Address:				
Attorney Type:		<input type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:				

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

ST. JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION,
INC.; JUDITH OGDEN; DAVID KELEMEN; and ROSE
NAPOLITANO,

Petitioners,

- against -

TOWN OF SMITHTOWN, TOWN OF SMITHTOWN
PLANNING BOARD, BARBARA DESORBE, in her
official capacity as Chairperson of the Town of Smithtown
Planning Board; WILLIAM MARCHESI, in his official
capacity as a member of the Town of Smithtown Planning
Board; DESMOND RYAN, in his official capacity as a
member of the Town of Smithtown Planning Board;
THOMAS UNVERZAGT, in his official capacity as a
member of the Town of Smithtown Planning Board; RICK
LANESE, in his official capacity as a member of the Town
of Smithtown Planning Board; GYRODYNE, LLC; and
GYRODYNE COMPANY OF AMERICA, INC.,

Respondents.

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Assigned Justice:
Hon. Maureen T. Liccione, J.S.C.

Mot. Seq. No. 001

NOTICE OF ENTRY

PLEASE TAKE NOTICE that the within is a true copy of the Short Form Order of the

8411361.1

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Supreme Court of the State of New York, County of Suffolk County (Liccione, J.S.C.), dated
October 11, 2024 and entered on October 11, 2024.

Dated: Hauppauge, New York
October 18, 2024

**CERTILMAN BALIN ADLER &
HYMAN, LLP**

By: /s/ J. Timothy Shea, Jr.
John M. Wagner, Esq.
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TO: All parties via eFiling

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Short Form Order

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SUPREME COURT – STATE OF NEW YORK
PART 78 – SUFFOLK COUNTY

P R E S E N T:

Hon. Maureen T. Liccione

Justice Supreme Court

-----x
ST. JAMES - HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION
COALITION, INC.; JUDITH OGDEN; DAVID
KELEMEN and ROSE NAPOLITANO,

Petitioners,

-against-

TOWN OF SMITHTOWN; TOWN OF
SMITHTOWN PLANNING BOARD; BARBARA
DESORBE, in her official capacity as Chairperson of
the Town of Smithtown Planning Board; WILLIAM
MARCHESI, in his official capacity as a member of
the Town of Smithtown Planning Board; THOMAS
UNVERZAGT, in his official capacity as a member
of the Town of Smithtown Planning Board;
GYRODYNE, LLC; and GYRODYNE COMPANY
OF AMERICA, INC.,

Respondents.
-----x

Mot. Seq. No. 001 – MD/CaseDisp
Orig. Return Date: 05/27/2022
Mot. Submit Date: 07/17/2024

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Upon reading and consideration of NYSCEF document nos. 1-24, 85-87, and 105-175, it
is hereby:

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ORDERED AND ADJUDGED that the petition is denied and the Article 78 proceeding is dismissed (motion seq. no 001).

This is a special proceeding brought pursuant to CPLR Article 78 by petitioners (Petitioners) against the Town of Smithtown, the Smithtown Planning Board, the members of the Planning Board in their official capacities (collectively, Planning Board), Gyrodyne LLC and Gyrodyne Company of America, Inc. (Gyrodyne) (collectively, Respondents). The verified petition (Petition) (motion sequence no. 1) seeks a judgment: (1) annulling a findings statement issued pursuant to the SEQRA (New York State Environmental Quality Review Act, Environmental Conservation Law Article 8 and 6 NYCRR Part 617); (2) vacating the preliminary subdivision plat approval issued by the Planning Board for property owned by Gyrodyne known as Flowerfield; and (3) ordering the Planning Board to prepare a supplemental environmental impact statement (SEIS) pursuant to SEQRA. The Petition alleges that the Planning Board's SEQRA action, i.e., granting preliminary subdivision approval to the Flowerfield property was based upon an insufficient environmental review and was, therefore, an abuse of discretion, arbitrary and capricious, violative of lawful procedure and affected by error of law.

By decision and order dated February 6, 2024 this Court granted in part and denied in part Respondents' motions to dismiss the Petition (motion sequence no. 2). The decision and order dismissed most of the original individual petitioners for lack of standing, dismissed the Village of the Head of the Harbor for lack of capacity to sue and amended the caption to reflect the remaining parties. Respondents have answered the Petition and the Planning Board has submitted the administrative record.

Facts

The Flowerfield property is an approximately 75 acre parcel in the Town of Smithtown situated on the east side of Mills Pond Road between NYS Route 25A and the Long Island Railroad. According to the Petition it is bordered on the south by property owned by Stony Brook University and single-family residences. The Stony Brook University campus is located to the southeast. Across Route 25A to the north is the 216 acre Avalon Nature Preserve, which runs to Stony Brook Harbor. Also across Route 25A are portions of the Village of the Head of the Harbor and Village residential properties. The Flowerfield property is zoned Light Industrial (LI) and

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Residential (R-43).¹ The preexisting lots on the Flowerfield property currently are developed with the Flowerfields Celebration catering facility, offices, and light industrial uses.

In December 2017 Gyrodyne submitted an application to the Planning Board for a proposed action, i.e., conceptual approval of a nine lot preliminary subdivision plat of the partially developed Flowerfield property in compliance with the LI zoning. As further detailed below, the original nine lot proposed preliminary subdivision would have included the existing uses and new lots containing a proposed hotel, assisted living facility, offices, open space, roadways, and a sewage treatment plant.

Prior to engaging in the SEQRA and preliminary subdivision approval process, the Planning Board held a public hearing on November 15, 2017 in order to alert the public of the proposed action and to elicit public comment. Thereafter, on May 9, 2018, the Planning Board issued a SEQRA Positive Declaration which required Gyrodyne to prepare Draft Environmental Impact Statement (DEIS). The Positive Declaration identified various areas of potential environmental arising from the proposed action, including potential visual and community character impacts, drainage and wastewater-related impacts, traffic impacts, growth-inducing impacts, and conformance with the Town of Smithtown draft comprehensive plan.

On the same day the Planning Board issued the Positive Declaration, Gyrodyne submitted a draft scope of the issues presented by its proposed action to be reviewed in the DEIS pursuant to 6 NYCRR 617.8 (d). The draft scope was submitted for public review and comment which was open for 45 days or until June 22, 2018. On July 7, 2018, the Planning Board issued a final scope of the issues to be reviewed in the DEIS.

The Planning Board accepted the DEIS as complete on December 11, 2019. A public hearing on the DEIS was held on January 8, 2020 and public comments were accepted until early February. A Final Environmental Impact Statement (FEIS) was accepted on March 10, 2021 and a public review period on the Final Environmental Impact Statement (FEIS) ensued. On March 30, 2022 the Planning Board adopted a SEQRA Findings Statement premised upon the FEIS and the modifications to the original application proposed therein and held a public hearing on the proposed subdivision. At the conclusion of the March 30, 2022 subdivision hearing the Planning Board adopted Resolution No. 14-2022 granting preliminary subdivision approval.

¹ The preliminary subdivision plat approval proposes no development for the portions of the property zoned R-43.

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As noted above, the original subdivision application reviewed in the DEIS proposed to subdivide the Flowerfield property into nine lots. Lots 1 and 2 included the existing light industrial uses as well as the existing Flowerfields Celebrations catering hall. Proposed lot 3 was to be utilized for land banked parking with 181 spaces for potential future overflow from the existing light industrial uses. Proposed lot 4 included a 150-room hotel with a 150-seat restaurant, a 10,000 square foot spa and a 500 seat conference center, and offices related to Stony Brook University and Hospital uses. Proposed lots 5 and 6 envisioned office space related to Stony Brook University and the Hospital. Lots 7 and 8 were proposed for a 220 unit assisted living facility. Proposed lot 9 was to be held in common ownership with the other lots and would contain more than 24 acres of open space, internal roadways, drainage, and a proposed sewage treatment plant designed to serve the entire proposed nine lot subdivision (FEIS, NYSCEF Doc No. 151, pp 4-5).

Apparently as a result of the DEIS public comment and hearing process, the FEIS modified the proposed action to provide for eight instead of nine lots, including, as noted above, three lots with the preexisting LI uses. The revised configuration increased the possible office space floor area and the number of assisted living units by 30. It reduced the number of hotel rooms by 25, removed the 10,000 square foot hotel spa, the 250 seat hotel restaurant, and the hotel 500 seat conference center and added a small multi-purpose room with no kitchen facilities. There was no longer a lot devoted to land banked parking, with parking now provided for each of the proposed uses. The total number of acres reserved for open space, including managed landscaping and two miles of walking and bicycle trails would be 35.4 or 47.2% of the total site (SEQRA Findings, NYSCEF Doc. No.169, p.12).

The SEQRA Findings Statement issued on March 30, 2022 was based upon the FEIS review of this modified eight lot subdivision proposal. The SEQRA Findings Statement concluded that “[c]onsistent with social, economic and other essential considerations from among the reasonable alternatives available” the action proposed in the FEIS “minimizes or avoids adverse environmental effects to the maximum extent practicable” (*id.*).

According to the SEQRA Findings Statement, the eight lot preliminary subdivision plat which was approved by the Planning Board mitigated the potential environmental impacts of the original nine lot subdivision proposal. The Planning Board concluded that the eight lot modified configuration retained one hundred more trees, reduced sanitary effluent discharge and nitrogen load, reduced impervious cover from 35.8 acres to 32 acres, increased natural landscape cover

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from 9.1 acres to 9.5 acres, increased open space, provided for shared parking for lots 1 and 2 based on compatible times of use instead of dedicating an entire lot to land banked parking, and relocated the sanitary leaching area from the 2-10 year groundwater contributing/travel time area for Stony Brook Harbor, and into the 10-25 and 25-50 year travel time areas (Barnes affidavit, NYSCEF Doc No. 108; FEIS, NYSCEF Doc. No. 151, pp 3-7; Findings Statement, NYSCEF Doc. No. 169).

The Respondent Planning Board indicated in the SEQRA Findings Statement that the next step for Gyrodyne to pursue if it wishes to construct the proposed improvements would be to obtain site plan approval from the Town of Smithtown Board of Site Plan Review and special use permits for some of the proposed uses. According to the Planning Board's submissions, the proposed improvements on each individual lot would be subject to further review by the separate Board of Site Plan Review in accordance with the environmental thresholds and covenants and restrictions (C&Rs) set forth in the Findings Statement.²

Notably, while the Notice of Petition indicates that it is challenging the Planning Board's preliminary subdivision approval, the Petition itself does not challenge the approval which actually was granted by the Planning Board. As discussed above, the Planning Board resolution granted preliminary subdivision approval to divide the Flowerfield property into eight lots. The Petition does not address the eight lot subdivision; rather, it challenges the original nine lot preliminary subdivision application which never was approved and which was not the subject of either the FEIS or the SEQRA Findings Statement (Petition, NYSCEF Doc No. 1, ¶¶38-43 ["Gyrodyne has proposed to develop the property by subdividing it into nine lots"]; Memorandum of Law in Support of Article 78 Petition, NYSCEF Doc No. 24, pp 3-4 [describing the original nine lot subdivision application with a 250 room hotel and land banked parking as the action Petitioners are challenging]; Petitioners' Reply Memorandum of Law in Further Support of the Petition, NYSCEF Doc. No. 173 p 3 ["Gyrodyne has proposed to develop the property by subdividing it into nine lots"]). Furthermore, the traffic engineering report submitted in support of the Petition references the "hotel and conference center" proposed in the original nine lot application and

² "[T]he Board of Site Plan Review will review all submitted site plan applications for consistency with the development limitations (e.g. wastewater generation, traffic generation, and visual impacts upon historic resources) contained in these Findings and will have the prerogative to require further SEQRA review and conditions if warranted by specific details of one or more particular site plan application(s)" (Findings Statement, NYSCEF Doc No. 169, p 3).

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disregards that the conference center was eliminated from the eight lot approval issued by the Planning Board (Schneider Report, NYSCEF Doc No. 14, ¶ 33). Finally, the Petition does not attach the Planning Board resolution granting preliminary site plan approval for an eight lot subdivision—the action which the Planning Board took at the conclusion of the SEQRA process.³

The failure to challenge the action taken by the Planning Board---preliminary approval of an eight lot subdivision---is fatal to the Petition. Nevertheless, since the Petition challenges the FEIS and the SEQRA Findings Statement as inadequate, each of the allegations asserting these flaws is reviewed herein.

Legal Standards

SEQRA makes environmental protection a concern of every government and municipal agency. It requires municipal decision makers to identify environmental impacts of a proposed action, balance them against relevant social and economic considerations, minimize adverse environmental effects to the maximum extent practicable, and then articulate the bases for their choices (*Matter of Jackson v New York State Urb. Dev. Corp.*, 67 NY2d 400 [1986]). “The heart of SEQRA is the Environmental Impact Statement (EIS) process” (*id.*, at 415). “Once an agency determines that an EIS is required, it must prepare or cause to be prepared a Draft EIS (DEIS)” (*id.*). After the DEIS is reviewed by the public, the agency must prepare an FEIS and submit it for public review. Before approving a proposed action, a municipal board must consider the FEIS, make written findings that the SEQRA requirements have been met, and prepare a written statement of the facts and conclusions relied on in the FEIS or comments (*id.*). An action may not be approved unless the agency makes “an explicit finding that the requirements of SEQRA have been met and that consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided” and that, “consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by

³ SEQRA includes within the definition of an action “agency planning and policy making activities that may affect the environment and commit the agency to a definite course of future decisions” (6 NYCRR 617.2 [b] [3]). Thus, the action at issue here is not the underlying SEQRA process or issuance of the SEQRA Findings Statement, but, rather, is the preliminary subdivision approval via Resolution No. 14-2022 (*see, e.g., Stop-The-Barge v Cahill*, 1 NY 3d 218, 223 [2003] [“an agency action is final when the decisionmaker arrives at a “definitive position on the issue that inflicts an actual, concrete injury”]).

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incorporating as conditions to the decision those mitigative measures which were identified as practicable” (*id.*, [internal citations and quotations omitted]).

“Judicial review of an agency determination under SEQRA is limited to “whether the agency identified the relevant areas of environmental concern, took a ‘hard look’ at them, and made a ‘reasoned elaboration’ of the basis for its determination” (*Matter of Riverkeeper, Inc. v Plan. Bd. of Town of Southeast*, 9 NY3d 219, 231–32 [2007], quoting *Matter of Jackson v New York State Urban Dev. Corp.*, 67 NY2d 400 [1986]). “It is not the role of the courts to weigh the desirability of any action or choose among alternatives, but to assure that the agency itself has satisfied SEQRA, procedurally and substantively” (*Matter of Jackson*, at 416). Moreover, “not every conceivable environmental impact, mitigating measure or alternative must be identified and addressed before a final environmental impact statement will satisfy substantive requirements of [SEQRA]” (*Aldrich v Pattison*, 107 AD2d 258, 266 [2d Dept 1985]). “[T]he ‘hard look’ standard of review does not authorize court to conduct detailed de novo analysis of every environmental impact of, or alternative to, proposed project, which was included in, or omitted from, the final environmental impact statement” (*id.*, at 267).

Each of the environmental impacts the Petition alleges the Planning Board inadequately considered is reviewed below in accordance with these legal standards.

Impact on Neighborhood Characteristics

The Petition asserts that the FEIS and the SEQRA Findings Statement are “silent” and have “absolutely no analysis of the impact” the subdivision approval will have “on the existing neighboring community” as required under SEQRA (Petition, NYSCEF Doc No. 1, ¶ 54; Petitioner’s Reply Memorandum of Law in Further Support of the Article 78 Petition, NYSCEF Doc No. 7, p. 7). The Petition alleges that the “EIS⁴ ...does not consider the project’s impact on the character of the historic, undeveloped, and residential nature of the community” and that “the EIS does not consider...whether this substantial development will be detrimental to the overall character of the neighborhood” (Petition, NYSCEF Doc. No. 1, ¶ 51). Petitioners’ Reply Memorandum of Law further cites to SEQRA’s related requirement for review of another potential impact of a proposed action, i.e., where it may “create[] of a material conflict with a community’s current plans or goals as officially approved or adopted” (Petitioners’ Reply Memorandum of Law

⁴ This reference to an EIS does not distinguish between the DEIS or the FEIS, which are qualitatively different.

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in Further Support of the Petition, NYSCEF Doc No. 173, p. 6, *quoting Matter of Village of Chestnut Ridge v Town of Ramapo*, 45 AD3d 74, 94 [2d Dept 2007]).

While Petitioners describe the neighborhood and community as residential and rural, the Petition also recites that the surrounding community includes the Stony Brook University campus and the Long Island Railroad (Petition, NYSCEF Doc. No. 1, at ¶ 35). Further, the Petition acknowledges that the neighborhood includes the light industrial uses, offices, and the Flowerfields Celebrations catering hall, which has capacity for 874 persons, already on the property. According to data in the DEIS, these preexisting improvements cover 41% the Flowerfield property (DEIS, NYSCEF Doc No. 8, pp 2-1, 2-3, 12-1).

Contrary to Petitioners' allegations, neighborhood character is considered extensively in the SEQRA Findings Statement which imposes a number of measures intended to mitigate potential adverse impacts. The SEQRA Findings Statement notes the National Register Mills Pond Historic District on the north side of Route 25 and imposes C&Rs on the subdivision which include buffers up to 200 feet, vegetation, and restrictions on the location of structures. Respondents also note the New York State Office of Historic Preservation's approval of several of the mitigation requirements. The SEQRA Findings Statement assertion that the C&Rs imposed by the Planning Board surpass those afforded by the National Register of Historic Places is uncontested by Petitioners.

Notably, the subdivision is in compliance with local zoning and the Town of Smithtown draft comprehensive plan (which now is final), demonstrating its compliance with neighborhood characteristics and its conformity "with community's current plans or goals as officially approved or adopted" (6 NYCRR 617.7 [c] [1] [iv]). It is well settled that "the inclusion of a permitted use in a local zoning ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the local community" (*Matter of WEOK Broadcasting Corp. v Planning Bd. of Town of Lloyd*, 79 NY2d 373, 383 [1992]; *see also Matter of Retail Prop. Trust v Bd. of Zoning Appeals of Town of Hempstead*, 98 NY2d 190, 195 [2002] [noting uses allowed by special permit are in harmony with the neighborhood]). Here, the Flowerfield property is zoned in the LI District and contemplates only uses permitted in that district either as of right or by special permit. The subdivision requires no zone change or use variance.

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In accordance with New York State Town Law, a comprehensive plan identifies the goals, objectives, principles and standards for the immediate and long-range protection, enhancement, growth, and development of areas of a town outside of an incorporated village (Town Law § 272-a). A comprehensive plan considers regional needs, historic and cultural resources, population, demographic and socio-economic trends and future projections, existing and future housing needs, present and potential future general location of commercial and industrial uses and policies for improving the local economy (*id.*).

Petitioners respond that the proposed subdivision conflicts with the Head of the Harbor Village's residential zoning and that a proposed action's compliance with "applicable zoning laws is 'by no means determinative' of SEQRA review" (Petitioners' Reply Memorandum of Law in Further Support of the Article 78 Petition, NYSCEF Doc. No. 173, p. 7, *citing Matter of WEOK Broad. Corp.*, 79 NY2d at 382-83).⁵ However, Petitioners cite to no caselaw or statute which requires one municipality to comply with the zoning law of another. As noted above, the SEQRA Findings underlying the Planning Board's grant of preliminary subdivision approval require extensive buffers and screening between the LI uses and residential uses and to protect the scenic vistas.

Traffic

The Petition asserts that the Planning Board failed to take a "hard look" at the potential adverse traffic impacts which allegedly would be generated by the subdivision approval. In so doing, the Petition cites to the appropriation decision in *Gyrodyne v State of New York*, (UID No. 2010-033-604 [Ct Cl, Lack, J., June 21, 2010]) to contend that in the 2010 trial the Gyrodyne traffic expert conceded that LI development of the Flowerfield property would generate a 3,206% increase in traffic (Court of Claims Decision) (Petition, NYSCEF Doc No. 1, ¶ 59). This contention is misleading. The language of the Court of Claims Decision languages was reciting the trial testimony of a traffic expert, which was that 2005 traffic data indicated that a 4,000,000 square

⁵ This quote is out of context. The entire passage is as follows: "That is not to say that local zoning laws are irrelevant to determinations made pursuant to SEQRA. They are indeed relevant. For example, the inclusion of a permitted use in a local zoning ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the local community (internal citations omitted). Thus, here, *although by no means determinative*, it should not be overlooked that the aesthetic visual impact of the towers, was, we presume, considered at the time that radio and television towers were included as permitted uses in the Designed Business zone is (*Matter of WEOK Broad. Corp.* [79 NY2d at 382-83] [emphasis added]. Because the cell towers at issue were permitted uses in the designated area under the zoning code, the Appellate Division reversed the planning board's permit denials.

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foot office and light industrial development could potentially generate this vast increase in traffic (*id.*, NYSCEF Doc. No. 15, p. 9). The Petition's partial recitation of the Court of Claims' summary of testimony simply has no relevance to the potential traffic impacts of the instant subdivision approval of a much smaller 75 acre parcel, which adds 153,110 square feet of office space.

The Petition also argues that the DEIS and FEIS traffic studies are outdated because they are premised on data collected in 2017-2018 which should be updated in a SEIS. The Petitioners, however, offer no dispute to Respondents' evidence that the DEIS provided for an "industry-standard growth calculation to extrapolate the ambient growth impacts" on the traffic analysis (DEIS, Vol 1, NYSCEF Doc No. 133, p 9-3) (*see Matter of Riverkeeper, Inc. v Planning Bd. of Town of Southeast*, 9 NY3d 2019 [2007] [proper to extrapolate five year old traffic data using industry standards]; *Matter of Jackson v New York State Urban Dev. Corp.*, 67 NY2d 400, 425 [1986] [SEQRA process "necessarily ages data"]). It is further undisputed that the Covid-19 New York Pause, which caused total and partial shutdowns of office uses and lasted, in part, until after the March 20, 2022 subdivision approval resolution, resulted in atypical low levels of traffic which could have artificially lowered the projected traffic impacts.

The over 100 pages of traffic impact studies in the DEIS reviewed seventeen intersections located within two miles of the Flowerfield property and identified many traffic mitigation measures, including roadway improvements and limits on the final development so as to limit the number of vehicles on site. The mitigation measures in the FEIS included signalization, striping changes, shifting lanes, turning lanes, retiming signals, and adding left turn arrows. The Town of Smithtown Traffic Safety Department and the Town of Brookhaven Division of Traffic Safety independently confirmed that the traffic study methodology conformed to general industry standards.

Impact on Water Resources

The Petition alleges that: (1) the Planning Board did not adequately study potential impacts of increased sanitary effluent on water resources (Petition, NYSCEF Doc No. 1, ¶¶ 64-67); (2) the subdivision approval does not comply with recommendations from the 2020 Suffolk County Watersheds Management Plan (SWP) (*id.*, ¶¶ 65, 66); (3) the proposed sewage treatment plant location is too close to Stony Brook Harbor (*id.*, ¶ 67); (d) mitigation of pharmaceuticals and monitoring and enforcement were not addressed (*id.*, ¶¶ 68-69); and (5) the Planning Board was

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“duplicitous” in not addressing the connection of the sewage treatment plant to the St. James business district (*id.*, ¶ 70). These allegations are contradicted by the record.

The DEIS and FEIS provided detailed studies demonstrating that there will be a reduction in nitrogen levels from the proposed action compared to the current nitrogen discharge levels. As noted in the SEQRA Findings Statement, these uncontroverted studies demonstrate that the existing uses presently release 6.95 pounds per day of nitrogen. They further reveal that the requirement to tie the sewage treatment plant to the existing uses and all the proposed new uses, nitrogen loading is expected to be reduced below current levels to 5.84 pounds per day, thereby providing an environmental benefit.

Next, contrary to the allegations in the Petition, the sewage treatment plant was considered in the FEIS and anticipatorily in the DEIS. The SEQRA Findings Statement addressed the sewage treatment plant by altering the original proposed subdivision configuration and requiring the relocation of the wastewater discharge pools to the east side of the plant. The SEQRA Findings Statement indicates this change will increase wastewater leaching travel times from the original prediction of less than ten years to 10-25 years in order to further mitigate the impacts (SEQRA Findings, NYSCEF Doc No. 169, p. 14).

While the Petition asserts that the Planning Board did not consider mitigation of pharmaceutical waste generated by the proposed assisted living facility, the DEIS specifically addressed the treatment process (DEIS, NYSCEF Doc No. 133, pp. 7-23) and enforcement by the Town of Smithtown and Suffolk County Department of Health Services. Finally, the notion of connecting the St. James Business District to the STP was discussed as a possible alternative in the DEIS, but is not part of the approved subdivision plan, i.e., the SEQRA action which ostensibly is being challenged.

Cumulative Impacts

Petitioners contend that the Planning Board did not consider the cumulative impacts of the proposed subdivision because it did not include the development potential of adjacent undeveloped and underdeveloped parcels within close proximity to the Flowerfield property. However, Planning Board’s contention is that it did consider the projects identified in the Petition and concluded that they were purely speculative, were not in compliance with zoning regulations, or already had been rejected. The record is devoid of any overall plan or proposal encompassing a larger area or additional parcels as part of the proposed subdivision.

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Under SEQRA, a lead agency, such as the Planning Board herein, is required to assess “reasonably related” cumulative impacts, including other simultaneous or subsequent actions that are included in any “long-range plan of which the action under consideration is a part,” “likely to be undertaken as a direct result thereof” or “dependent thereon” (6 NYCRR 617.7 [c] [2], 617.9 [b] [iii] [a]). Common geography of projects that are not part of a single overall plan is not a cumulative impact analysis consideration (*Matter of Long Is. Pine Barrens Soc’y. v Planning Bd. of Town of Brookhaven*, 80 NY2d 500, 513-15 [1992]; *Matter of Village of Westbury v Dept of Transp. of State of N.Y.*, 75 NY2d 62 [1989]). Here, no proposed actions which fit these regulatory criteria have been identified by the Petitioners.

Displacement of Existing Businesses

Without citing any data or evidence, the Petitioners predict that the subdivision will displace current office tenants and assert that the Planning Board did not examine whether the subdivision could have this negative impact. However, the DEIS did consider these potential impacts on local businesses and noted that the subdivision will coordinate with the nearby business uses including the Flowerfields Celebrations catering facility, Stony Brook University and the Stony Brook Research and Development Park (DEIS, NYSCEF Doc No. 8, pp. 1-10, 2-1).

Historic and Cultural Resources

A portion of the Flowerfield property is located in the Mills Pond Historic District, which is listed on the National Register of Historic Places and a number of historic structures are adjacent to the property. In addition, the portions of Route 25A in the area are designated as an historic corridor. The Petition alleges that “no real effort is made [in the EIS] to address how the project and the inevitable traffic will affect the historic buildings and the historic area” and asserts that “the EIS simply relies on a buffer along the property’s boundaries as if that solves all problems” (Petition, NYSCEF Doc No. 1, ¶ 85). The Petition also asserts that “no plan has been put forth to ensure the continued maintenance and repair of the historic structures” (*id.*, at 83).

However, the record reveals that these impacts were subjected to a “hard look.” The Long Island Institute of Archeology conducted several studies in conjunction with the SEQRA review. The historic resources also were analyzed by the New York State Historic Preservation Office which concluded that the subdivision presented no adverse impacts. In addition, the area closest to the Historic District is already developed with the Flowerfields Celebrations catering facility

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and various LI uses. The two historic buildings are located on proposed Lot 2 and will be preserved. The remaining portions of the Flowerfield property do not contain an historic structure.

The SEQRA Findings Statement dedicates much attention to the potential impacts on historical and cultural resources of the area and imposed C&Rs to mitigate the potential impacts. As noted above, among these conditions are 200 foot buffers, retention of viewsapes, limitations on building heights, plantings of native vegetation, and walking trails.

Open Space

As noted above, the subdivision configuration includes almost 36 acres of landscaped and natural open space or 47% of the total lot area, which includes walking paths and bicycle lanes marked by signage and which will be open to the public, all of which is consistent with the Town of Smithtown's Comprehensive Plan.

Native Plants

The C&Rs contained in the SEQRA Findings Statement and incorporated into the preliminary subdivision approval require solely native plantings in the buffer areas. The Petitioners' allegation that this condition is inadequate because it does not specify the exact species of the plants does not constitute a failure to take a "hard look." The specific species of plants would likely be designated in the site plan approval process for individual lots.

Conclusions

The record demonstrates that the Planning Board took the requisite "hard look" and mitigated the potential adverse environmental impacts of subdivision approval to the maximum extent practicable. Accordingly, the Petition is denied, and the Article 78 proceeding is dismissed. The parties' remaining contentions have been considered and are either without merit or are unnecessary to this determination.

The foregoing constitutes the decision, judgment and order of the Court.

ENTER

DATE: October 11, 2024
Riverhead, NY


HON. MAUREEN T. LICCIONE, J.S.C.

☒ FINAL DISPOSITION

☐ NON-FINAL DISPOSITION

FILED: SUFFOLK COUNTY CLERK 10/28/2024 09:17 AM

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CERTIFICATE OF SERVICE

I hereby certify that on October 28, 2024, the

NOTICE OF APPEAL, INFORMATION SHEET and THE ORDER

was served on

HARRIS BEACH, PLLC
Attorneys for Respondents
Town of Smithtown and Town Planning Board and its Members

CERTILMAN BALIN ADLER & HYMAN, LLP
Co-Attorneys for Respondents
Gyrodyne LLC and Gyrodyne Company of America, Inc.

ROBINSON & COLE, LLP
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Dated: Uniondale, New York
October 28, 2024

Yours, etc.,

RIVKIN RADLER LLP
Attorneys for Petitioners-Appellants
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION
COALITION, INC.; JUDITH OGDEN;
DAVID KELEMEN; and ROSE NAPOLITANO

By: E. Christopher Murray
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FILED: APPELLATE DIVISION - 2ND DEPT 03/17/2025 04:12 PM

2024-12286

NYSCEF DOC. NO. 12

RECEIVED NYSCEF: 03/17/2025

**Supreme Court of the State of New York
Appellate Division: Second Judicial Department**

M303646
ID/

ANGELA G. IANNACCI, J.P.
WILLIAM G. FORD
DEBORAH A. DOWLING
LAURENCE L. LOVE, JJ.

2024-12286

DECISION & ORDER ON MOTION

In the Matter of St. James-Head of the
Harbor Neighborhood Preservation
Coalition, Inc., et al., appellants, v Town
of Smithtown, et al., respondents.

(Index No. 608051/2022)

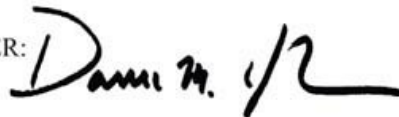
Appeal from a judgment of the Supreme Court, Suffolk County, dated October 11,
2024. Motion by the appellants, inter alia, to stay enforcement of the order, pending hearing and
determination of the appeal.

Upon the papers filed in support of the motion and the papers filed in opposition
thereto, it is

ORDERED that the motion is denied.

IANNACCI, J.P., FORD, DOWLING and LOVE, JJ., concur.

ENTER:



Darrell M. Joseph
Clerk of the Court

March 17, 2025

MATTER OF ST. JAMES-HEAD OF THE HARBOR NEIGHBORHOOD PRESERVATION
COALITION, INC. v TOWN OF SMITHTOWN

FILED: SUFFOLK COUNTY CLERK 04/16/2025 02:51 PM

NYSCEF DOC. NO. 202

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

-----X
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION,
INC.; JUDITH OGDEN; DAVID KELEMEN; and
ROSE NAPOLITANO,

NOTICE OF APPEAL

Petitioners,

-against-

Index No.: 608051/2022

TOWN OF SMITHTOWN, TOWN OF SMITHTOWN
PLANNING BOARD; BARBARA DESORBE, in her
official capacity as Chairperson of the Town of Smithtown
Planning Board; WILLIAM MARCHESI, in his official
Capacity as a member of the Town of Smithtown Planning
Board; THOMAS UNVERZAGT, in his official capacity
as member of the Town of Smithtown Planning Board;
GYRODYNE LLC; and GYRODYNE COMPANY OF
AMERICA, INC.,

Respondents.

-----X

PLEASE TAKE NOTICE, that the Petitioners, ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION, INC.; JUDITH OGDEN; DAVID
KELEMEN; and ROSE NAPOLITANO, appeal to the Appellate Division, Second Department
from an order of the Supreme Court, Suffolk County (Liccione, J.), dated March 20, 2025 and
entered with the Clerk of the Court on March 21, 2025 and that this appeal is from each and
every part thereof by which Petitioners are aggrieved.

Dated: Uniondale, New York
April 16, 2025

Yours, etc.,

RIVKIN RADLER LLP
Attorneys for Petitioners-Appellants
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION
COALITION, INC.; JUDITH OGDEN;
DAVID KELEMEN; and ROSE NAPOLITANO

By: E. Christopher Murray
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File No.: 014302.00001

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RECEIVED NYSCEF: 04/16/2025

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FILED: SUFFOLK COUNTY CLERK 04/16/2025 02:51 PM

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RECEIVED NYSCEF: 04/16/2025

Supreme Court of the State of New York

Appellate Division: Second Judicial Department

Informational Statement (Pursuant to 22 NYCRR 1250.3 [a])

Case Title: Set forth the title of the case as it appears on the summons, notice of petition or order to show cause by which the matter was or is to be commenced, or as amended.		For Court of Original Instance	
ST JAMES – HEAD OF THE HARBOR NEIGHBORHOOD PRESERVATION COALITION, INC.; JUDITH OGDEN; DAVID KELEMEN; and ROSE NAPOLITANO,			
- against -		Date Notice of Appeal Filed	
TOWN OF SMITHTOWN, TOWN OF SMITHTOWN PLANNING BOARD; BARBARA DESORBE, in her official capacity as Chairperson of the Town of Smithtown Planning Board; WILLIAM MARCHESI, in his official Capacity as a member of the Town of Smithtown Planning Board; THOMAS UNVERZAGT, in his official capacity as member of the Town of Smithtown Planning Board; GYRODYNE LLC; and GYRODYNE COMPANY OF AMERICA, INC.,		For Appellate Division	
Case Type		Filing Type	
<input type="checkbox"/> Civil Action <input type="checkbox"/> CPLR article 75 Arbitration	<input checked="" type="checkbox"/> CPLR article 78 Proceeding <input type="checkbox"/> Special Proceeding Other <input type="checkbox"/> Habeas Corpus Proceeding	<input checked="" type="checkbox"/> Appeal <input type="checkbox"/> Original Proceedings <input type="checkbox"/> CPLR article 78 <input type="checkbox"/> Eminent Domain <input type="checkbox"/> Labor Law § 220 or § 220-b <input type="checkbox"/> Public Officers Law § 36 <input type="checkbox"/> Real Property Tax Law § 1278	<input type="checkbox"/> Transferred Proceeding <input type="checkbox"/> CPLR article 78 <input type="checkbox"/> Executive Law § 298 <input type="checkbox"/> CPLR 5704 Review
Nature of Suit: Check up to three of the following categories which best reflect the nature of the case.			
<input checked="" type="checkbox"/> Administrative Review	<input type="checkbox"/> Business Relationships	<input type="checkbox"/> Commercial	<input type="checkbox"/> Contracts
<input type="checkbox"/> Declaratory Judgment	<input type="checkbox"/> Domestic Relations	<input type="checkbox"/> Election Law	<input type="checkbox"/> Estate Matters
<input type="checkbox"/> Family Court	<input type="checkbox"/> Mortgage Foreclosure	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Prisoner Discipline & Parole
<input type="checkbox"/> Real Property (other than foreclosure)	<input type="checkbox"/> Statutory	<input type="checkbox"/> Taxation	<input type="checkbox"/> Torts

FILED: SUFFOLK COUNTY CLERK 04/16/2025 02:51 PM

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RECEIVED NYSCEF: 04/16/2025

Appeal			
Paper Appealed From (Check one only):		If an appeal has been taken from more than one order or judgment by the filing of this notice of appeal, please indicate the below information for each such order or judgment appealed from on a separate sheet of paper.	
<input type="checkbox"/> Amended Decree	<input type="checkbox"/> Determination	<input checked="" type="checkbox"/> Order	<input type="checkbox"/> Resettled Order
<input type="checkbox"/> Amended Judgement	<input type="checkbox"/> Finding	<input type="checkbox"/> Order & Judgment	<input type="checkbox"/> Ruling
<input type="checkbox"/> Amended Order	<input type="checkbox"/> Interlocutory Decree	<input type="checkbox"/> Partial Decree	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Decision	<input type="checkbox"/> Interlocutory Judgment	<input type="checkbox"/> Resettled Decree	
<input type="checkbox"/> Decree	<input type="checkbox"/> Judgment	<input type="checkbox"/> Resettled Judgment	
Court:	SUPREME COURT	County:	SUFFOLK COUNTY
Dated:	MARCH 20, 2025	Entered:	MARCH 21, 2025
Judge (name in full):	MAUREEN T. LICCIONE	Index No.:	608051/2022
Stage:	<input type="checkbox"/> Interlocutory <input checked="" type="checkbox"/> Final <input type="checkbox"/> Post-Final	Trial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> Jury <input type="checkbox"/> Non-Jury
Prior Unperfected Appeal and Related Action or Proceeding Information			
Are any appeals arising in the same action or proceeding currently pending in the court? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, please set forth the Appellate Division Case Number assigned to each such appeal.			
Case No. 2024-12286			
Where appropriate, indicate whether there is any related action or proceeding now in any court of this or any other jurisdiction, and if so, the status of the case:			
Original Proceeding			
Commenced by: <input type="checkbox"/> Order to Show Cause <input type="checkbox"/> Notice of Petition <input type="checkbox"/> Writ of Habeas Corpus		Date Filed:	
Statute authorizing commencement of proceeding in the Appellate Division:			
Proceeding Transferred Pursuant to CPLR 7804(g)			
Court:		County:	
Judge (name in full):		Order of Transfer Date:	
CPLR 5704 Review of Ex Parte Order:			
Court:		County:	
Judge (name in full):		Dated:	
Description of Appeal, Proceeding or Application and Statement of Issues			
Description: If an appeal, briefly describe the paper appealed from. If the appeal is from an order, specify the relief requested and whether the motion was granted or denied. If an original proceeding commenced in this court or transferred pursuant to CPLR 7804(g), briefly describe the object of proceeding. If an application under CPLR 5704, briefly describe the nature of the ex parte order to be reviewed.			
This is an appeal from an order which denied Petitioner's Motion to Renew the decision, order and judgment dated October 11, 2024 which dismissed the petition.			

FILED: SUFFOLK COUNTY CLERK 04/16/2025 02:51 PM

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Issues: Specify the issue(s) proposed to be raised on the appeal, proceeding, or application for CPLR 5704 review, the grounds for reversal or modification to be advanced and the specific relief sought on appeal.

1. Whether the court erred in denying Petitioner's Motion to Renew the decision, order and judgment dated October 11, 2024 which dismissed the petition?
2. Any and all other issues which may arise upon further review of the Record on Appeal.

Party Information

Instructions: Fill in the name of each party to the action or proceeding, one name per line. If this form is to be filed for an appeal, indicate the status of the party in the court of original instance and his, her, or its status in this court, if any. If this form is to be filed for a proceeding commenced in this court, fill in only the party's name and his, her, or its status in this court. Examples of party's original status include: plaintiff, defendant, petitioner, respondent, claimant, defendant third-party plaintiff, third-party defendant, and intervenor. Examples of a party's Appellate Division status include: appellant, respondent, appellant-respondent, respondent-appellant, petitioner, and intervenor.

No.	Party Name	Original Status	Appellate Division Status
1	ST JAMES - HEAD OF THE HARBOR NEIGHBORHOOD PRESERVATION COALITION, INC	PETITIONER	APPELLANT
2	JUDITH OGDEN	PETITIONER	APPELLANT
3	DAVID KELEMEN	PETITIONER	APPELLANT
4	ROSE NAPOLITANO	PETITIONER	APPELLANT
5	TOWN OF SMITHTOWN	RESPONDENT	RESPONDENT
6	TOWN OF SMITHTOWN PLANNING BOARD	RESPONDENT	RESPONDENT
7	BARBARA DESORBE, in her official capacity as Chairperson of the Town of Smithtown Planning Board	RESPONDENT	RESPONDENT
8	WILLIAM MARCHESI, in his official Capacity as a member of the Town of Smithtown Planning Board;	RESPONDENT	RESPONDENT
9	THOMAS UNVERZAGT, in his official capacity as member of the Town of Smithtown Planning Board;	RESPONDENT	RESPONDENT
10	GYRODYNE LLC	RESPONDENT	RESPONDENT
11	GYRODYNE COMPANY OF AMERICA, INC.,	RESPONDENT	RESPONDENT
12			
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Attorney Information				
Instructions: Fill in the names of the attorneys or firms for the respective parties. If this form is to be filed with the notice of petition or order to show cause by which a special proceeding is to be commenced in the Appellate Division, only the name of the attorney for the petitioner need be provided. In the event that a litigant represents herself or himself, the box marked "Pro Se" must be checked and the appropriate information for that litigant must be supplied in the spaces provided.				
Attorney/Firm Name:		E. Christopher Murray, Esq./Rivkin Radler LLP		
Address:		926 RXR Plaza		
City:	Uniondale	State:	NY	Zip: 11556-0926 Telephone No: 516-357-3000
E-mail Address:		e.murray@rivkin.com		
Attorney Type:		<input checked="" type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:		1-4		
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City:	Uniondale	State:	NY	Zip: 11553 Telephone No: (516) 880-8484
E-mail Address:		bstolar@harrisbeach.com		
Attorney Type:		<input checked="" type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:		5-9		
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City:	Hauppauge	State:	NY	Zip: 11788 Telephone No: 631.979.3000
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Attorney Type:		<input type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:		10-11		
Attorney/Firm Name:		BRIAN J. WHEELIN JOSEPH L. CLASEN ROBINSON & COLE, LLP		
Address:		666 Third Avenue, 20th Fl		
City:	New York	State:	NY	Zip: 10017 Telephone No: 212.451.2900
E-mail Address:		jclasen@rc.com bwheelin@rc.com		
Attorney Type:		<input checked="" type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:		10-11		
Attorney/Firm Name:				
Address:				
City:		State:		Zip: Telephone No:
E-mail Address:				
Attorney Type:		<input type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:				
Attorney/Firm Name:				
Address:				
City:		State:		Zip: Telephone No:
E-mail Address:				
Attorney Type:		<input type="checkbox"/> Retained <input type="checkbox"/> Assigned <input type="checkbox"/> Government <input type="checkbox"/> Pro Se <input type="checkbox"/> Pro Hac Vice		
Party or Parties Represented (set forth party number(s) from table above:				

FILED: SUFFOLK COUNTY CLERK 04/16/2025 02:51 PM

FILED: SUFFOLK COUNTY CLERK 03/21/2025 04:53 PM

NYSCEF DOC. NO. 201

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RECEIVED NYSCEF: 04/16/2025
INDEX NO. 608051/2022

RECEIVED NYSCEF: 03/21/2025

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK**

ST. JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION COALITION,
INC.; JUDITH OGDEN; DAVID KELEMEN; and ROSE
NAPOLITANO,

Petitioners,

- against -

TOWN OF SMITHTOWN, TOWN OF SMITHTOWN
PLANNING BOARD, BARBARA DESORBE, in her
official capacity as Chairperson of the Town of Smithtown
Planning Board; WILLIAM MARCHESI, in his official
capacity as a member of the Town of Smithtown Planning
Board; DESMOND RYAN, in his official capacity as a
member of the Town of Smithtown Planning Board;
THOMAS UNVERZAGT, in his official capacity as a
member of the Town of Smithtown Planning Board; RICK
LANESE, in his official capacity as a member of the Town
of Smithtown Planning Board; GYRODYNE, LLC; and
GYRODYNE COMPANY OF AMERICA, INC.,

Respondents.

Index No.: 608051/2022

Assigned Justice:
Hon. Maureen T. Liccione, J.S.C.

Mot. Seq. No. 004

NOTICE OF ENTRY

PLEASE TAKE NOTICE that the within is a true copy of the Short Form Order of the

8523986.1

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NYSCEF DOC. NO. 201

INDEX NO. 608051/2022

RECEIVED NYSCEF: 04/16/2025

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Supreme Court of the State of New York, County of Suffolk County (Liccione, J.S.C.), dated
March 20, 2025 and entered on March 21, 2025.

Dated: Hauppauge, New York
March 21, 2025

**CERTILMAN BALIN ADLER &
HYMAN, LLP**

By: /s/ Rebecca Sklar
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TO: All parties via eFiling

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Short Form Order

Index No. 608051/2022

SUPREME COURT – STATE OF NEW YORK
PART 78 – SUFFOLK COUNTY

P R E S E N T:

Hon. Maureen T. Liccione
Justice Supreme Court

-----X
ST JAMES – HEAD OF THE HARBOR
NEIGHBORHOOD PRESERVATION
COALITION, INC.; JUDITH OGDEN; DAVID
KELEMEN; and ROSE NAPOLITANO,

Petitioners,

-against-

TOWN OF SMITHTOWN; TOWN OF
SMITHTOWN PLANNING BOARD;
BARBARA DESORBE, in her official capacity
as Chairperson of the Town of Smithtown
Planning Board; WILLIAM MARCHESI, in his
official capacity as a member of the Town of
Smithtown Planning Board; DESMOND RYAN,
in his official capacity as a member of the Town
of Smithtown Planning Board; THOMAS
UNVERZAGT, in his official capacity as a
member of the Town of Smithtown Planning
Board; GYRODYNE, LLC; and GYRODYNE
COMPANY OF AMERICA, INC.,

Respondents.
-----X

DECISION AND ORDER

Mot. Seq. No. 004 – MD/CaseDisp
Orig. Return Date: 12/20/2024
Mot. Submit Date: 01/15/2025

PETITIONERS' ATTORNEY

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Upon the reading and consideration of NYSCEF Doc Nos 180-199 and 1-24, 85-87, and
105-175 it is hereby:

ORDERED that petitioner's motion to renew and reargue is denied in its entirety.

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St James-Head of the Harbor v Town of Smithtown

Index No. 608051/2022

This was a special proceeding brought pursuant to CPLR Article 78 by petitioners (Petitioners) against the Town of Smithtown, the Smithtown Planning Board, the members of the Planning Board in their official capacities (collectively, Planning Board), Gyrodyne LLC and Gyrodyne Company of America, Inc. (Gyrodyne) (collectively, Respondents). The verified petition (Petition) (motion sequence no. 1) sought a judgment: (1) annulling a findings statement issued pursuant to the SEQRA (New York State Environmental Quality Review Act, Environmental Conservation Law Article 8 and 6 NYCRR Part 617); (2) vacating the preliminary subdivision plat approval issued by the Planning Board for property owned by Gyrodyne known as Flowerfields; and (3) ordering the Planning Board to prepare a supplemental environmental impact statement (SEIS) pursuant to SEQRA.

The Flowerfields property is located south of Route 25A and east of Mill Pond Road in the Hamlet of St. James in the Town of Smithtown. It is situated between Route 25A and Long Island Railroad tracks and is adjacent to property owned the SUNY Stony Brook. As described in the final environmental impact statement (FEIS) prepared by the Town, the Planning Board granted Gyrodyne approval to subdivide the 74.98-acre Flowerfields property into 8 lots on March 30, 2022. Upon approval of the subdivision plat or map, applications will need to be made for the specific land uses to be proposed for each of the resulting 8 individual lots. These applications are to be submitted to the Town's Board of Site Plan Review and not to the Planning Board.

By decision, order and judgment dated October 11, 2024 (October 11 2024 Order), this court dismissed the petition. The October 11 2024 Order reviewed in detail each the challenges to the environmental review alleged in the petition and found that the "record demonstrate[d] that the Planning Board had [taken] the requisite 'hard look' and mitigated the potential adverse environmental impacts of subdivision approval to the maximum extent practicable" (NYSCEF Doc No. 176, p 13). Petitioners now move to reargue and renew the October 11 2024 Order "pursuant to CPLR 2221."

CPLR 2221 (d) (1) and (2) provide that a motion for reargument "shall be identified specifically as such" and "shall be based upon facts or law allegedly overlooked or misapprehended in determining the prior motion but shall not include any matters of fact not offered on the prior motion." CPLR 2221 (e) (1) also requires that a motion for leave to renew "shall be specifically identified as such" and CPLR 2221 (e) (2) mandates that a renewal motion "shall be based upon new facts not offered on the prior motion that would change the prior

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determination or shall demonstrate that there has been a change in the law that would change the prior determination.” Section 2221 (e) (3) directs that a motion to renew “shall contain reasonable justification for the failure to present such facts on the prior motion.” Although Petitioners’ motion did not separately identify and support the motions for reargument or renewal as required by CPLR 2221 (f) Notwithstanding Petitioner’s failure to separately identify and support each separate application Petitioners’ motion will be considered on the merits.

Reargument

“While the determination to grant leave to reargue lies within the sound discretion of the court, a motion for leave to reargue ‘is not designed to provide an unsuccessful party with successive opportunities to reargue issues previously decided, or to present arguments different from those originally presented’” (*Emigrant Bank v Kaufman*, 223 AD3d 650, 651–52 [2d Dept 2024], *quoting McGill v Goldman*, 261 AD2d 593 [2d Dept 1999]). Here, Petitioners have asserted no facts or law overlooked or misapprehended in determining the prior motion. Accordingly, it is denied.

Renewal

It is well settled that where an application for leave to renew is based upon “additional material facts which existed at the time the prior motion was made, but were not then known to the party seeking leave to renew, and therefore, not made known to the court, [r]enewal should be denied where the party fails to offer a valid excuse for not submitting the additional facts upon the original application” (*Dankner v Szurzan & Dorf, Inc.*, 226 AD2d 669, 669–70 [2d Dept 1996], *quoting Foley v Roche*, 68 AD2d 558, 568 [1st Dept 1979]).

Petitioners’ motion to renew is centered upon a new fact: a heavy storm which dropped 10 inches of rain on August 18-19, 2024 in the Village and surrounding area which caused serious flooding and dangerous conditions. Petitioners assert that the flooding evinced the Town’s inadequate environmental review of the required stormwater capacity which was premised on a maximum 8 inch rainfall. Since the storm occurred more than two years after the petition was filed in April 2022, this fact did not exist at the time “the motion was made.” Accordingly, for this reason alone, renewal cannot be granted.

Nevertheless, as Respondents argue in opposition, the draft environmental impact statement (DEIS) “Stormwater Collection, Treatment, and Recharge” section did account for rainfall in excess of 8 inches. The DEIS relied upon climate change projections to the year 2100

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based on the New York State Energy Research and Development Agency (NYSERDA) climate risk update entitled Climate Change in New York State: Updating the 2011 ClimAID Climate Risk Information (the "Climate Report") (DEIS, page 8-4 (NYSCEF Doc No. Nos. 133, 194). The Climate Report estimated a possible 20% increase in precipitation for this part of New York State over the next 75 years. As a result, the stormwater design includes capacity for an "additional 1.53 inches of storm capacity above the 8 inches required...[which] is 19.1% above the [8 inch] design requirement" (*id.*, DEIS, pages 8-4 to 8-5). Accordingly, the stormwater system design "targets the high-end projection of a 20% increase in precipitation made by New York State in the [Climate Report]" (*id.*, DEIS, page 8-5). Since the environmental review accounted for rainfall over 8 inches there is no merit to Petitioners' contentions.

In view of the foregoing, the motion to renew and reargue is denied in its entirety. The parties' remaining contentions are either unnecessary to this determination or are without merit.

The foregoing constitutes the decision and order of the Court.

ENTER

DATE: March 20, 2025
Riverhead, NY


HON. MAUREEN T. LICCIONE, J.S.C.

X FINAL DISPOSITION

___ NON-FINAL DISPOSITION

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CERTIFICATE OF SERVICE

I hereby certify that on April 16, 2025, the

NOTICE OF APPEAL, INFORMATION SHEET and THE ORDER

was served on

HARRIS BEACH, PLLC
Attorneys for Respondents
Town of Smithtown and Town Planning Board and its Members

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Gyrodyne LLC and Gyrodyne Company of America, Inc.

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Dated: Uniondale, New York
April 16, 2025

Yours, etc.,

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ST JAMES – HEAD OF THE HARBOR
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