

**VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Meeting, Monday, July 21, 2014
PROPOSED EXECUTIVE/CLOSED SESSION 6:00-6:15 P.M.
Regular Meeting: 6:00 P.M.
VILLAGE JUSTICE COURTROOM
350 North Main Street
Port Chester, New York
AGENDA**

TIME: 6:00 P.M. to 6:15 P.M.

	PROPOSED MOTION FOR EXECUTIVE SESSION	ACTION
1	Consultation with Village Attorney and Special Counsel with regard to Starwood Capital Group/United Hospital Redevelopment	

TIME: 6:15 P.M.

I	WORKSHOP	ACTION
1	SEQRA Draft Scope regarding Starwood Capital Group / United Hospital Redevelopment, 406 Boston Post Rd. and 999 High St.	

TIME: 7:00 P.M.

II	SWEARING IN CEREMONY OF THE NEW CHIEF OF POLICE	ACTION
1	Promotion ceremony of Lieutenant Richard F. Conway to Chief of Police of the Village of Port Chester Police Department.	
III	AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:	ACTION
1	Public hearing to consider a local law regulating dogs in the parks.	
IV	PUBLIC COMMENTS	ACTION
V	RESOLUTIONS	ACTION
	Administration	
1	Regarding Sewer Rent appeal: 732 King Street	
2	Regarding the Approval of Taxi Company Dispatching Licenses (Chapter 295-20) for Coqui Taxi Corp., Luso-American Taxi, Inc., Port Chester Taxi, RC Taxi (Anaen Goyburu Corp) and Village Taxi Corp.	

	Appointment(s)	
3	Appointment of Ginger Corbia to the Park Commission.	
4	Appointment of Charles A. Geraci to the Traffic Commission.	
5	Appointment of a member to the Board of Ethics.	
6	Appointment of Donald Ray Hensley, Jr. as an Alternate member to the Waterfront Commission.	
7	Re-Appointment of Gregg Gregory to the Planning Commission.	
8	Re-Appointment of Kevin Pellon to the Planning Commission.	
	Finance	
9	<p>Bonding Resolutions (6):</p> <p style="padding-left: 40px;"><i>Environmental Compliance Resolution – Various Improvements</i></p> <p style="padding-left: 40px;"><i>A - \$275,400 – Various Purposes, 5 years</i></p> <p style="padding-left: 40px;"><i>B - \$30,600 – HVAC systems, 10 years</i></p> <p style="padding-left: 40px;"><i>C - \$1,550,400 – Streets/Machinery & Apparatus, 15 years</i></p> <p style="padding-left: 40px;"><i>D-\$153,000 – Building Improvements, 25 years</i></p> <p style="padding-left: 40px;"><i>E-\$2,000,000 – Sewer Improvements</i></p>	
10	Budget Amendment – Use DEA Funds to Purchase 2015 Ford Explorer	
11	Budget Amendment – Use DEA Funds to Purchase command center/equipment storage/customer built out for supervisor's vehicle	
VI	REPORTS	ACTION
1	Report from the Village Planner regarding proposals received for Neighborhood Revitalization Strategies project.	
VII	CORRESPONDENCE	ACTION
1	From Mellor Engine & Hose Co. No. 3, on the resignation of Michael Leon.	
2	From Harry Howard Hook & Ladder Co. No. 1 on the election of Matthew Pagni to membership.	
3	From Andrea Winchester requesting permission to block off Linden Street on August 30, 2014 for a block party.	
4	From the Board of Ethics regarding including Boards, Commissions and Committees to the October 2, 2014 Ethics Training.	
5	From Centro Cultural Bolivia to place a banner across Westchester Avenue and Main Street to advertise this year's parade.	

6	From Port Chester-Rye Brook Public Library requesting Parking Enforcement for Library lot.	
7	From Park Commission regarding horse trough relocated to Lyon Park from North Regent Street.	
VII	PUBLIC COMMENTS AND BOARD COMMENTS	ACTION

TIME: _____

	PROPOSED MOTION FOR EXECUTIVE SESSION	ACTION
2	Consultation with Village Attorney regarding the Fire Department	
3	Discussion concerning the employment of a particular person(s) in the Police Department.	

**PROPOSED MOTION
FOR
EXECUTIVE SESSION**

WORKSHOP



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Planning and Development Department

Village BOT Meeting Date: 7/21/2014

Item Type: Discussion Item

Description	Yes	No	Description	Yes	No
Fiscal Impact	X		Public Hearing Required		X
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area Redeveloping United Hospital Site		
Agreement		X	Manager Priorities Planning & Zoning		
Strategic Plan Related	X				

Sponsor's Name: Christopher N. Gomez, Director of Planning & Development

Agenda Heading Title
(Will appear as indicated below on Agenda)

Workshop – Draft Scope regarding Starwood/United Hospital Redevelopment

Summary

Background: The Board of Trustees, serving as Lead Agency for the SEQRA review for the proposed action, must adopt a scope of study for the applicant to prepare a draft Environmental Impact Statement (DEIS). The attached scope has been updated to include public and Board comments from the public scoping session held June 23, 2014 as well as additional staff comments.

Proposed Action

BOT to review updated scope and consider timing for adoption

Attachments

Draft Scope

Final DEIS Scoping Outline
United Hospital Redevelopment
July __, 2014

This document identifies the issues to be addressed in a Draft Environmental Impact Statement ("DEIS") for the proposed Port Chester Gateway Mixed Use Development. Accordingly, this Scoping Document addresses the items identified in paragraphs (f)(1) through (7) of Section 617.8 of the State Environmental Quality Review Act ("SEQRA") Regulations.

DESCRIPTION OF THE PROPOSED ACTION:

The Proposed Action is a Zoning Text Amendment/Map Change to accommodate the redevelopment of the former United Hospital site (the "Site") in the Village of Port Chester, NY replacing a complex of approximately 600,000± square feet of abandoned hospital and ancillary buildings with a new mixed use Project, including a combination of multi-family residential, age restricted residential, hotel, retail and office uses, as well as onsite parking facilities and open space. The Site's location, near the intersection of the 1-287 and 1-95 corridors, with frontage on Boston Post Road (US Route 1) is proximate to mass transportation and well-positioned to serve as a gateway to the Village of Port Chester. The Proposed Action includes the proposed Southern Gateway Mixed Use Overlay Zone (the "proposed Overlay Zone"); references to the "Project" are solely to the proposed redevelopment of the Site.

The Site consists of three tax parcels totaling approximately 15.4 acres, identified on the Village Tax Maps as Section 141.52, Block 1, Lots 2, 2.4 and 2.1, with street addresses of 406 Boston Post Road and 999 High Street, respectively. The existing Site currently consists of multiple abandoned buildings with related parking areas connected by an interior roadway system, totaling approximately ten acres of impervious surface area. The hospital has been inoperative since 2005. The current zoning is PMU Planned Mixed Use ("PMU").

The Project includes a combination of mixed-use buildings throughout the Site that encompass multi-family residential, age-restricted residential, hotel, office and street-level retail uses. The Project will provide parking via a combination of structured facilities located under the buildings as well as at-grade surface parking areas. This mixed use Project will be anchored by significant public spaces and will provide pedestrian access throughout the site and from Boston Post Road to Abendroth Park.

The proposed Overlay Zone is comprised of approximately 79 acres, including the Project Site, the Kohl's Shopping Center site, the Home Depot site, and other nearby areas. Except for the Project Site, all other sites are currently zoned CD Design Shopping Center and only permit commercial uses.

GENERAL GUIDELINES:

The analyses of the Project shall be performed for the expected first year of full occupancy

and operation and, if necessary, for an earlier time frame if significant adverse impacts would be expected to occur at such earlier time.

The DEIS shall cover all items in this Scoping Document. Each impact area shall be analyzed in a separate subsection that includes a discussion of existing conditions, future conditions without the Proposed Action, future conditions with the Proposed Action, and mitigation measures designed to minimize any identified and potential adverse environmental impacts. There shall be a separate chapter to analyze alternatives that would achieve the basic objectives of the Proposed Action, as well as the No Action Alternative.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies, as appropriate.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. Discussions of mitigation measures should include an explanation of how those measures would be implemented, any potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action. The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of "the Applicant." All methods used by the Applicant to arrive at conclusions should be stated. Any assumptions incorporated into assessments of impact should be clearly identified.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement)
- B. Identification of the Proposed Action, including name and location
- C. Identification of the Village Board of Trustees of the Village of Port Chester as the Lead Agency for the Proposed Action
- D. The following contact information:
- E. Janusz Richards
Village Clerk
222 Grace Church St.
Port Chester, NY 10573
Jrichards@portchesterny.com
- F. (914) 939-2200
- G. Date submitted and any revision dates
- H. Date of acceptance of the DEIS
- I. Deadline by which comments on the DEIS are due
- J. Name and address of Sponsor of Proposed Action, and the name, address

- and email address for a contact person representing the Sponsor
- K. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant
- L. List of Consultant involved with the Proposed Action for the Village
- M. Table of Contents
- N. List of Exhibits
- O. List of Tables
- P. List of Appendices

I. Executive Summary

The summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including Site history and background leading to the proposed development and anticipated build year.
- B. Potentially Significant Adverse Impacts identified in the Positive Declaration.
- C. Reasons for Modifying Project/Proposed Action.
- D. Listing of required approvals and permits.
- E. List of Involved and Interested Agencies (including neighboring municipalities).
- F. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- G. Brief Description of Alternatives to the Proposed Action.
- H. Table comparing impacts of the Proposed Action with the various alternatives.

II. Description of Proposed Action

- A. Project Location (including appropriate descriptive graphics).
- B. Project Sponsor (including experience and objectives).
- C. Description of Site's existing character.
- D. Inventory of existing structures on the Site, including identification of buildings to be removed and their current physical condition.
- E. Description of Site and surrounding land uses in narrative and graphic form, including a summary description of former hospital operations and use and a description of the operations of 999 High Street, including the legal status of the building, its general history, the number of units occupied at the time of filing of the petition for rezoning and at the time of the DEIS, and the number of occupants associated with those numbers of units.
- F. Project description, including building locations, square footages, arrangements, dimensions, height, general character, architecture, number and type of dwelling units, number of hotel units, compliance with affordable housing requirements, commercial/retail areas, common areas, recreational spaces and amenities (including public access and ownership and maintenance, if applicable), access, off-street parking and traffic circulation, Site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated Site improvements, lighting, description of views

from and to Site, connection to surrounding neighborhoods and relationship to public transit, including Metro North train stations.

- G. General description of utilities and stormwater management.
- H. Description of the proposed Overlay Zone and alternative PMU (Planned Mixed Use) zoning amendment. The proposed Overlay Zone is approximately 79 acres and encompasses the existing PMU District, the Kohl's Shopping Center, the Home Depot site, and adjacent areas. Except for the Project Site, all other sites are currently zoned CD Design Shopping Center and only permit commercial uses. The proposed zoning amendments should be included in an appendix to the DEIS.
- I. Construction scheduling, including any phasing and description of Project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- J. Purpose, need and benefits of the Proposed Action, which should include an assessment of the need/demand for the Proposed Action and its elements..

III. Required Permits and Approvals, Involved and Interested Agencies

- A. Listing of all Village, County, State and federal permits and approvals that may be required to implement the Proposed Action.
- B. Listing of all Involved Agencies.
- C. Listing of all Interested Agencies (including neighboring municipalities).

IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation

For the specific issues identified in this Scope, the DEIS should provide a topic-by-topic analysis of existing environmental conditions, future conditions without the Proposed Action, potential impacts of the Proposed Action, and potential measures to mitigate adverse environmental impacts. The analyses in each subject area shall include, as appropriate, and warranted, a reasonably anticipated maximum build-out of each type of use that would be allowed by the proposed zoning amendments/proposed Overlay Zone; this assessment may be more generic for the area beyond the Site encompassed by the proposed Overlay Zone, except the DEIS shall contain quantitative traffic, fiscal and school children analyses of such uses (as applicable). The references in this Scoping Outline to development projected to arise from the proposed Overlay Zone incorporate this requirement. Where applicable, a description of the conditions associated with the former United Hospital should also be included; these are for comparative purposes only. The time frame for the discussion of Project impacts shall be the build year; the time frame for a discussion of impacts of the proposed Overlay Zone shall be ten years.

Where relevant, cumulative impacts should be discussed, including both on-Site and off-Site impacts, including those from the proposed Overlay Zone. The identification of potential mitigation measures in this Scope is illustrative only and not intended to be all-inclusive or specifically

required. Where mitigation is identified, the DEIS should discuss any adverse impacts associated with and approvals required for any such measures and identify the entity responsible for implementing any such improvements and the funding therefor.

A. Land Use and Zoning

1. Existing Conditions

- a. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Port Chester, City of Rye and Village of Rye Brook and more specifically for a primary land use study area (the area within a quarter-mile of the Project Site). Include a map of the proposed Overlay Zone superimposed with the current zoning.
- b. Generally describe the existing zoning districts within a quarter-mile of the Project site as well as the areas encompassed by the proposed Overlay Zone.
- c. Identify any existing use of the Site by the Sponsor and/or neighboring properties and/or residents, including the area of the proposed Overlay Zone (e.g., for parking).
- d. Describe development trends, proposals and approval activity in the area (including the area of the proposed Overlay Zone).
- e. Discuss consistency with Land Use Plans and Policies, including:
 - i. Village of Port Chester existing Comprehensive Plan;
 - ii. Port Chester Strategic Plan;
 - iii. Patterns for Westchester;
 - iv. Westchester 2025; and
 - v. Third Regional Plan for New York-New Jersey-Connecticut Metropolitan Area.

2. Anticipated Impacts

- a. Identify the relationship of the proposed development to overall land use patterns within the study area and to adjacent properties, including impacts on neighborhood character (e.g., from visual perspective, traffic), and discuss the proposed Project's compliance or noncompliance with local land use regulations and its relationship to local, County and regional plans. Include impacts on neighborhood character from any "cut-through" traffic (See "E. Traffic and Transportation" section below).
- b. Discuss development projected to arise from the adoption of the proposed Overlay Zone. Any anticipated redevelopment of sites in the proposed Overlay Zone, including the Kohl's Shopping Center, or any current vacant portions thereof, shall be prepared based on conceptual level planning for redevelopment.

- c. Discuss the consistency of the proposed Overlay Zone with the plans identified in Paragraph 1(A)(1)(e) above.
- d. Describe how the proposed Overlay Zone and alternative PMU zoning amendment integrates with the existing Village zoning regulations and the Project's compliance with existing zoning and the Village's PMU SEQRA Findings Statement.
- e. Address elimination of any use of the Site by neighboring properties and/or residents (e.g., parking).
- f. Address potential for commercial and/or retail components of the proposed Project to affect key/anchor retail stores in the vicinity of the Site (in the Villages of Port Chester and Rye Brook and the City of Rye) that would cause a change in community character.
- g. Evaluate proposed site plan and/or special permit application for the redevelopment of the Site as part of the rezoning application SEQRA review.

3. Proposed Mitigation Measures (as applicable)

B. Visual Resources

- 1. Existing Conditions
 - a. Document the visual character of the Site and the immediate surrounding area through photographs, cross sections and narrative. Include views from public locations, sensitive sites (e.g., schools) and from representative residential areas (including those identified below). Include any proposed development in the proposed Overlay Zone.
- 2. Anticipated Impacts
 - a. Identify views to and from the proposed development from surrounding roads and properties, including Abendroth Park and the residential areas identified below, approaching the site from both Rye and Port Chester on Boston Post Road, from the Kohl's Shopping Center, from the west along High Street and from 1-287. Specific views to the proposed development to be considered should include the following locations:
 - i. Abendroth Park (at locations with the greatest and least elevations);
 - ii. Views from along Grandview Avenue, Grant Street, Terrace Avenue and South Regent Street as part of the residential neighborhood to the north of the Site;
 - iii. US Route 1 and Olivia Street looking southwest towards Site;
 - iv. Kohl's Shopping Center;
 - v. US Route 1 in the City of Rye looking towards the site on the south side of US Route 1 in the vicinity of the Rye Country Day School field entrance;
 - vi. Grandview Street and High Street.
 - vii. Views from along Grandview Avenue, Hillside Road, Cope Circle, Julian Street, Evergreen Avenue and Ridge Street as part of the residential area to the southwest of the Site.
 - b. Describe impacts on the overall aesthetic quality and character of the

- surrounding area.
 - c. Describe the relationship of the proposed Site development to the surrounding community, including the Project height, general character, bulk and scale in relation to the surrounding area.
 - d. Utilize photographs, cross sections and elevations of the proposed development and/or photo simulations will be utilized as appropriate to describe any resulting visual impact (i.e., before and after conditions), including a comparison of views of the existing buildings to views of the proposed Project and images of typical proposed Project buildings. This assessment should include consideration of rooftop facilities, such as wireless antennae, generators, electrical equipment, etc.
 - e. Describe generally impacts on visual quality/aesthetics of development projected to arise from the adoption of the proposed Overlay Zone.
3. Proposed Mitigation Measures (as applicable)

C. Stormwater Management

1. Existing Conditions
 - a. Including a description of local drainage patterns and their relationship to the Site. Include Boston Post Road and the Blind Brook watershed and Midland Avenue. Stormwater flow peak rates of runoff would be provided for 1-, 2-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations.
 - b. Include a general description of any anticipated increase in impervious surfaces associated with development projected to arise from the adoption of the proposed Overlay Zone.
2. Anticipated Impacts
 - a. Describe proposed drainage and stormwater management facilities.
 - b. Discuss compliance with Village of Port Chester MS4 stormwater requirements.
 - c. Compare projected impervious surface coverage with existing coverage conditions and any anticipated changes in runoff conditions, including any impacts on downstream drainage (including the areas noted above). Include a general description of such impacts on the areas identified above from development projected to arise from the adoption of the proposed Overlay Zone.
3. Proposed Mitigation Measures (as applicable)
 - a. Describe proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase H regulation, including methods to maintain and enhance water quality standards and peak runoff rates.

D. Utilities

1. Water Supply
 - a. Existing Conditions
 - i. Include a description of existing water lines within study area and water system usage and capacities.

- ii. Include usage under previous hospital use.
 - iii. Include flow tests.
 - iv. Include a general description of water usage in the proposed Overlay Zone.
 - b. Anticipated Impacts
 - i. Describe proposed water mains, including pipe-sizing, location, and routing.
 - ii. Identify proposed connection points to the existing systems.
 - iii. Identify potential impacts of construction on infrastructure, including during peak usage periods.
 - iv. Compare projected water use with previous hospital use to demand during anticipated peak usage periods.
 - v. Discuss generally projected increases in water usage associated with development projected to arise from the adoption of the proposed Overlay Zone.
 - c. vi. Discuss sufficiency of water resources for domestic and commercial use, as well as fire-fighting purposes. Proposed Mitigation Measures (as applicable)
 - i. Use of water saving devices and other water conservation techniques.
 - ii. Evaluate storage and system looping.
2. Sanitary Sewage
- a. Existing Conditions
 - i. Include a description of existing sanitary sewer lines servicing the Site, including capacity and pipe location; include flow from the Site north to the intersection of Boston Post Road and Olivia Street.
 - ii. Include estimated sewage flows under previous hospital use for comparative purposes.
 - iii. Include estimated sewage flows from areas within the proposed Overlay Zone, including flows from development projected to arise from the adoption of the proposed Overlay Zone.
 - iv. Discussion of capacities of Port Chester Sewage Treatment Plant.
 - b. Anticipated Impacts
 - i. Analysis of proposed development's sewage generation and compare with sewage generated by previous hospital use.
 - ii. Description of proposed sewage system.
 - iii. Identify proposed connection points to existing systems.
 - iv. Discuss sufficiency of treatment capacity.
 - v. Discuss any effects on sanitary sewer line capacity from the Proposed Action (including a general description of impacts from development projected to arise from the adoption of the proposed Overlay Zone).
 - c. Proposed Mitigation Measures (as applicable)
 - vi. Provide details of improvements and projections for proposed future demand in the area in addition to the Project.

- vii. Consider measures that would offset increases in sewage flow, such as reductions in inflow/infiltration (“I&I”), including the means of achieving such reductions.

- 3. Gas, Electrical, Cable, Telephone & Telecom
 - a. Existing Conditions
 - b. Anticipated Impacts
 - c. Proposed Mitigation Measures (as applicable)

E. Traffic and Transportation

- 1. Existing Conditions
 - a. Inventory existing road conditions in the site vicinity, including access, street and lane width, number of lanes, posted speed limits, types of roadways, curb cuts, parking and traffic controls.
 - b. Describe the study area.
 - c. Determine existing traffic volumes in the weekday AM Peak Period (7:00 a.m to 9:30 a.m.), evening peak period (4:00 p.m. to 6:30 p.m.) and Saturday peak period (11:00 a.m. to 1:30 p.m) by conducting manual traffic movement surveys at all locations in which recent, representative traffic data is not available and determine existing levels of service for each of the study intersections following procedures from the 2010 Highway Capacity Manual (latest edition of SYNCHRO computer program required). Counts should be taken during the school year, when schools are in session. The study intersections are as follows:
 - i. Site Access and High Street;
 - ii. US Route 1 (Boston Post Road) and Slater Street;
 - iii. US Route 1 (Boston Post Road) and Pearl Street;
 - iv. US Route 1 (Boston Post Road) and South Regent Street;
 - v. US Route 1 (Boston Post Road) and Kohl's Shopping Center Driveway/Proposed Site Driveway;
 - vi. US Route 1 (Boston Post Road) and High Street;
 - vii. US Route I (Boston Post Road) and 1287 Westbound On-ramp/I-95 Northbound Off-ramp;
 - viii. US Route 1 (Boston Post Road) and 1-287 Eastbound Off-ramp/I-95 Southbound On-ramp;
 - ix. US Route 1 (Boston Post Road) and Hillside Road;
 - x. Ridge Street and High Street;
 - xi. High Street and Grandview Avenue;
 - xii. High Street and Evergreen Avenue;
 - xiii. U.S. Route I (Boston Post Road) and Cedar Street;
 - xiv. U.S. Route I (Boston Post Road) and Peck Avenue;
 - xv. Peck Avenue and Midland Avenue;
 - xvi. Hillside Avenue and Purchase Street;
 - xvii. Hillside Avenue and Grandview Avenue;
 - xviii. US Route 1 (Boston Post Road) and Grace Church/South Main Street; and
 - xix. US Route 1 (Boston Post Road) with Olivia Street.

- d. Based on the foregoing traffic counts and other pertinent information, explain the basis for the selection of peak hours (as opposed to peak periods); also include an explanation of the need, if any, for adding a Sunday peak hour analysis and/or a weekday mid-day analysis.
 - e. Describe generally residential streets with the likelihood of being used as “cut-through” traffic (see Impacts section)
 - f. Describe existing off-street and on-street parking resources.
 - g. Compare traffic generated by the proposed Project to traffic generated by previous hospital use. Describe existing public and private transit options in the site vicinity (including Bee-Line Buses and Metro North).
 - h. Three (3) years of accident data are to be obtained from NYSDOT and Port Chester Police Department for the study area. An accident analysis is to be performed and the Critical Rate Method to be used as appropriate for the analysis..
 - i. Document school bus traffic.
 - j. Document truck traffic, particularly 1-95 by-pass traffic.
 - k. Document pedestrian patterns by collecting manual pedestrian volume data either concurrent with the manual turning movement count data, or at times that are representative of conditions when the collection of manual turning movement count data was undertaken, at the following intersections (spot checks should be conducted to assure the pedestrian counts are representative):
 - i. US Route 1 (Boston Post Road) and South Regent Street;
 - ii. US Route 1 (Boston Post Road) and Kohl's Shopping Center Driveway/Proposed Site Driveway;
 - iii. US Route 1 (Boston Post Road) and High Street.
 - l. Asses the pedestrian use of crosswalks between the Site and Kohl’s Shopping Center.
 - m. Analyze the weaving traffic conditions on US Route 1 (Boston Post Road) between I-287 Westbound On-ramp/I-95 Northbound Off-ramp and High Street.
 - n. Based on SYNCHRO, document any queue spillback for eastbound US Route 1 (Boston Post Road) from its intersection with High Street; in addition, vehicle queuing should be analyzed and reported for all intersections wherein Levels-of-Service “D” or lower are documented based on the counts to be taken pursuant E.1.c above.
 - o. Automatic Traffic Recorders (ATRs) are to be installed on US Route 1 (Boston Post Road) in each direction for a one-week period (as approved by the New York State Department of Transportation) to record 24-hour volumes and vehicle speeds between High Street and the Kohl’s Shopping Center/Proposed driveway, between Olivia Street and South Regent Street and in the vicinity of Hillside Avenue.
2. No-Build Analysis
- a. Compare, balance and increase traffic counts to reflect normal growth in the Project study area, and any proposed/approved material developments, including the re-occupancy of unoccupied portions of the Kohl’s Shopping Center Site in the vicinity of the Project that would generate traffic at the intersections identified in E.1.c above, to constitute the No-Build traffic volume.

- b. Include future truck traffic as applicable.
3. Anticipated Impacts
- a. Estimate traffic generation from the Project as well as proposed parking demand. The combination of new traffic coupled with the No-Build traffic will result in the design year-build traffic volumes.
 - b. Provide distribution of Project-generated traffic and explanation therefor.
 - c. Perform detailed capacity analysis to establish levels of service under Existing, No-Build and Build conditions for the AM, PM and Saturday peak hour periods (and a Sunday peak hour analysis if needed) at each study intersection, using the same Highway Capacity Manual methodology.
 - d. Assess likelihood of “cut-through” traffic in residential areas, and impacts thereof.
 - e. Assess effect of additional curb cuts.
 - f. Conduct a parking demand analysis.
 - g. Assess adequacy of future sight distance conditions at proposed Site driveways and discuss type of traffic controls to be employed at each driveway location.
 - h. Analyze anticipated truck activity, including loading and staging activities. The analysis shall include satisfying geometric issues for truck ingress and egress.
 - i. Discuss pedestrian conditions.
 - j. Discuss pedestrian impacts at the Port Chester and Rye train stations.
 - k. Conduct a traffic analysis for development projected to arise from the adoption of the proposed Overlay Zone. Capacity analyses are to be conducted for the weekday AM and PM peak periods as well as the Saturday midday peak period. The need for an analysis of operating conditions on a Sunday and/or weekday midday should be considered, as should the need for the inclusion of addition intersections for traffic and/or pedestrian analyses, potential “cut-through” streets, and other impacts; the ATR data should be used in these assessments.
4. Proposed Mitigation Measures (as applicable)
- a. Recommend traffic improvements if mitigation is required. These would include but not be limited to standard engineering measures, such as signalization changes, striping, etc.
 - b. Describe any proposed changes to Post Road/Site Access/Kohl's Shopping Center intersection.
 - c. Consider improvements to crosswalks from the Site across Boston Post Road to Kohl's Shopping Center
 - d. Consider a shuttle bus services to the two nearby Metro North train stations, Port Chester and Rye.
 - e. Consider shared parking (on-Site) to reduce parking demand.
 - f. Consider use of smaller parking spaces.
 - g. Consider use of car-sharing services for residents.
 - h. Consider need for traffic control measures.

F. Socio-Economic, Community Facilities and Services

- 1. Demographics
 - a. Existing and No-Build Conditions
 - i. Discuss existing Village population and housing trends and other demographic characteristics (including as relevant neighboring

- areas), including income and ethnicity. Supplement 2010 US Census data with additional source materials where available.
- b. Anticipated Impacts
 - i. Describe projected population at the proposed Project, including potential number of schoolchildren, public and private.
 - ii. Describe generally the impacts of analysis for development projected to arise from the adoption of the proposed Overlay Zone.
 - c. Proposed Mitigation Measures (as applicable)
2. Schools – *All pertinent school enrollment data and anticipated impacts must be analyzed in conjunction with the Village’s school mitigation study.*
- a. Existing and No-Build Conditions
 - i. Provide overall description of schools and enrollment in the Port Chester School District and expected increase or decrease in enrollment (including State-mandated pre-kindergarten). Include, to the extent reasonably available, information from comparable developments in Port Chester and breakdown between students attending public versus private schools.
 - b. Anticipated impacts
 - i. Analyze anticipated impacts related to projected increase in enrollment utilizing standard and accepted schoolchildren generation formulas, as well as actual data from comparable projects in the region.
 - ii. Consider applicability of different schoolchildren generation rates for different types of housing and housing tenure
 - a. Analyze school children projected from residential development projected to arise from the adoption of the proposed Overlay Zone under the same criteria.
 - iii. Include any costs to the School district of busing students to private schools up to 15 miles distant, per State Education Law and unfounded mandates, such as special education services.
 - iv. Consider the potential for shifts in schools or redistricting
 - c. Proposed Mitigation Measures (as applicable)
3. Police, Fire, Ambulance and Other Emergency Services
- a. Existing and No-Build Conditions
 - i. Describe police department location, staffing and operations.
 - ii. Describe fire department location, staffing and operations.
 - iii. Describe ambulance service location, staffing and operations.
 - iv. Describe hospitals and similar health service facilities, locations, staffing and operations.
 - v. Describe other emergency services.
 - vi. Describe relevant mutual aid agreements.
 - b. Anticipated Impacts
 - i. Describe impact on calls to service and ability of each provider to handle. Include consideration of adequacy of Fire Department equipment to address fires in buildings on the proposed Project Site.
 - ii. Demonstrate adequate water supply/pressure for fire protection purposes.
 - iii. Describe any impacts on mutual aid agreements

- c. Proposed Mitigation Measures (as applicable)
4. Solid Waste
 - a. Existing and No-Build Conditions
 - i. Describe current garbage collection and recycling disposal services.
 - b. Anticipated Impacts
 - i. Explain responsibilities for garbage collection and recycling following redevelopment, including recycling on-site to comport with the expanded Westchester County recycling program..
 - c. Proposed Mitigation Measures (as applicable)
 5. Energy
 - a. Existing and No-Build Conditions
 - i. Describe of energy use of existing site.
 - b. Anticipated Impacts
 - i. Project energy demand for proposed action.
 - ii. Analyze direct and indirect greenhouse gas emissions from both stationary and mobile sources.
 - iii. Assess potential for green building/sustainability measures, such as bicycle access, green or reflective roofs, reuse of stormwater, and composting
 - c. Proposed Mitigation Measures (as applicable).
 6. Fiscal Impacts
 - a. Existing and No-Build Conditions
 - i. Describe existing tax generation from the site for all affected tax districts.
 - b. Anticipated Impacts
 - i. Provide anticipated tax generation by the Project for all affected taxing districts during construction and upon Project completion, such as sales tax.
 - ii. Discuss effects of any Payment in Lieu of Taxes (PILOT) program associated with the proposed Project.
 - iii. Discuss ramifications of conversion of rental units to ownership units.
 - iv. Describe potential impacts of the proposed Project on the nearby commercial/retail areas, stores and businesses, as well as the local economy.
 - v. Provide anticipated tax generation associated with development projected to arise from the adoption of the proposed Overlay Zone.
 - vi. Analyze fiscal impacts associated with the Overlay Zone's proposed additional bonus FAR to be granted in exchange for funding towards specific public benefits for the consistent with the Village's adopted 2014-2016 Strategic Plan: municipal service facility or public school facility; waterfront and marina redevelopment; Fox Island peninsula redevelopment; or publically dedicated towards open/green space for community and/or youth programming.
 - c. Proposed Mitigation Measures (as applicable)
 7. Employment
 - a. Existing and No-Build Conditions

- i. Describe existing business activity and employment.
 - b. Anticipated Impacts
 - i. Describe Project generated employment by all proposed uses: retail, residential, hotel, commercial, office, etc.
 - ii. Estimate construction period employment and employment upon Project completion.
 - iii. Discuss generally the impacts of the proposed Overlay Zone.
 - c. Proposed Mitigation Measures (as applicable)
8. Workforce (Affordable) Housing
- a. Existing and No-Build Conditions
 - i. Describe workforce housing issues in central Westchester County and the Village of Port Chester. Identify applicability of County and/or Village provisions and/or policies with respect to workforce housing.
 - ii. Describe historical Village-wide efforts to provide workforce housing, including participation in HUD, Mitchell-Lama and Westchester County Urban County Consortium programs.
 - iii. Describe the status of workforce housing at 999 High Street, including the number of units now and at the time the zoning petition was filed in 2013, as well as the number of occupants associated with those units.
 - iv. Compare the anticipated rents for the Project's market rate housing with the rent for workforce housing (to the extent such information is reasonably available).
 - b. Anticipated Impacts
 - i. Describe the relationship of Project with applicable Village and/or County workforce housing policies and/or provisions.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Consider inclusion of affordable units in the proposed Project or units outside of the Project
 - ii. Consider provision of replacement housing
9. Recreation
- a. Existing and No-Build Conditions
 - i. Describe recreational opportunities in the Project area.
 - b. Anticipated Impacts
 - i. Discuss impacts from both residential and commercial site uses, including any impacts from Project operations on the adjacent playground area.
 - ii. Discuss generally impacts from development projected to arise from the adoption of the proposed Overlay Zone.
 - c. Proposed Mitigation Measures (as applicable)
10. Libraries
- a. Existing and No-Build Conditions
 - i. Provide overall description of libraries and usage and expected increase or decrease in usage.
 - b. Anticipated impacts
 - i. Analyze anticipated impacts related to any projected increase in usage.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Consider on-site facilities.

G. Natural Resources

1. Existing and No-Build Conditions
 - a. Describe topography, soil conditions, surficial geology and ecological communities or significant habitat areas, if any.
 - b. Conduct Phase 1 Environmental Assessment.
2. Anticipated Impacts
 - a. Identify and quantify soil and vegetation disturbance and slope impacts.
 - b. Identify amount of impervious surface creation.
 - c. Describe require earthwork.
 - d. Describe construction methods.
 - e. Describe any hazardous materials issues.
3. Proposed Mitigation Measures (as applicable)
 - a. Describe proposed soil erosion and sediment control plan.
 - b. Describe landscaping plan.

H. Historic Resources

1. Existing Conditions
 - a. Conduct and describe results of Stage 1A literature review and archaeology sensitivity assessment. Include any sites in the area that are listed or eligible for listing on the State or National Register of historic Places.
 - b. Describe the status of the “mile marker” in front of the former United Hospital.
2. Anticipated Impacts
 - a. Discuss potential impacts on historic or archaeological resources (including the “mile marker”).
3. Proposed Mitigation Measures (as applicable)

I. Air Resources

1. Existing and No-Build Conditions
 - a. Assess air quality using the latest ambient air quality monitoring data available from the New York State Department of Environmental Conservation-operated monitors closest to the Site and provide a comparison to the applicable National Ambient Air Quality Standards.
2. Anticipated impacts
 - a. Assess short-term impacts during construction, long-term parking, vehicle traffic, Project stationary sources, etc., by conducting an air quality analysis for the traffic conditions as required under the criteria set forth in the New York State Department of Transportation Environmental Procedures Manual, Chapter 1.1, Air Quality (January 2001, as updated).
 - b. Discuss generally impacts from development projected to arise from the adoption of the proposed Overlay Zone.
3. Proposed Mitigation Measures (as applicable)

J. Noise

1. Existing and No-Build Conditions
 - a. Measure existing ambient noise levels at key receptors in the vicinity of the Site, including the closest residential areas outside the Site. The receptors at which ambient levels will be monitored are:

- i. Inwood Avenue;
 - ii. Touraine Avenue (West);
 - iii. Touraine Avenue (East);
 - iv. Abendroth Park (two views);
 - v. South Regent Street;
 - vi. Port Chester Nursing Home and Rehabilitation Centre; and
 - vii. Cope Circle.
 - b. Identify local noise code.
- 2. Anticipated Impacts
 - a. Describe short-term impacts during construction, long-term impacts from site use, HVAC equipment, etc.
 - b. Compare Project- and construction-generated noise levels to local noise code.
 - c. Based on the anticipated traffic to be generated by the Project, perform a screening analysis of the receptor locations and at the intersections studied in the traffic analysis closest to such receptors to determine if additional detailed noise studies are warranted. The analysis will include an evaluation increases in noise due to increases in traffic from No-Build to Build conditions. The potential for noise impacts will be assessed utilizing the NYSDEC "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts." If impacts are considered to be potentially significant, a more detailed assessment shall be conducted.
 - d. Discuss generally impacts from development projected to arise from the adoption of the proposed Overlay Zone.
- 3. Proposed Mitigation Measures (as applicable)

K. Building Demolition and Construction

- 1. Anticipated Impacts
 - a. Provide construction phasing plan
 - b. Describe building demolition and site clearance activities.
 - c. Describe construction activities including the need, if any, for blasting.
 - d. Identify short-term impacts related to issues such as parking (including construction-related parking and the temporary displacement of on-Site parking), vehicular and truck traffic, air quality, noise, vermin on-site and migration off-site during construction, etc.
 - e. Discuss any impacts to Abendroth Park and other sensitive receptors.
 - f. Describe site security measures.
 - g. Identify any impacts from blasting.
- 2. Proposed Mitigation (as applicable)
 - a. Describe construction management plans and best management practices to be employed.
 - b. Describe mitigation measures to be employed during demolition, including site clearance protocol.
 - c. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
 - d. Describe measures to reduce noise during construction.
 - e. Provide blasting plan.

- V. Alternatives** - If an alternative is considered by the Applicant to be unreasonable and/or infeasible, the rationale for such position must be provided.
- A. No Action Alternative.
 - B. Redevelopment under existing zoning.
 - C. Redevelopment of the Site as hospital use.
 - D. Alternative redevelopment proposals, including different mix of uses (i.e., Conference Center; full service hotel; owner-occupied market rate housing).
 - E. Alternative site plan proposals, including different building footprints.
 - F. Alternative site access proposals.
 - G. Reduced parking alternative.
 - H. Redevelopment of United Hospital site with and without renovations or changes to 999 High Street parcel as part of the proposal.
 - I. Alternative commercial/residential development ratios for the proposed Overlay Zone.
 - J. Alternative public benefits as a basis for increasing the FAR under the proposed Overlay Zone, such as infrastructure and municipal services.
 - K. An alternative encompassing Bus Rapid Transit station associated with the Tappan Zee/I-287 Corridor Project for the proposed Overlay Zone.

VI. Significant Adverse Impacts that Cannot be Avoided

- A. Long-Term
- B. Short-Term

VII. Growth Inducement

VIII. Commitment of Resources; Effects on Energy

IX. Sources and Bibliography

X. Technical Appendix

- A. SEQRA Documentation
- B. Correspondence
- C. Engineering and Environmental Reports

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DEIS Scoping Outline
United Hospital Redevelopment
May 27, 2014

This document identifies the issues to be addressed in a Draft Environmental Impact Statement ("DEIS") for the proposed Port Chester Gateway Mixed Use Development. Accordingly, this Scoping Document addresses the items identified in paragraphs (f)(1) through (7) of Section 617.8 of the State Environmental Quality Review Act ("SEQRA") Regulations.

DESCRIPTION OF THE PROPOSED ACTION:

The Proposed Action is a Zoning Text Amendment/Map Change to accommodate the redevelopment of the former United Hospital site (the "Site") in the Village of Port Chester, NY replacing a complex of approximately 600,000± square feet of abandoned hospital and ancillary buildings with a new mixed use project, including a combination of multi-family residential, age restricted residential, hotel, retail and office uses, as well as onsite parking facilities and open space. The Site's location, near the intersection of the 1-287 and 1-95 corridors, with frontage on Boston Post Road (US Route 1) and proximate to mass transportation, is well-positioned to serve as a gateway to the Village of Port Chester. The Proposed Action is sometimes referred to in this Scope as the "Project."

The Site consists of three tax parcels totaling approximately 15.4 acres, identified on the Village Tax Maps as Section 141.052, Block 1, Lots 2, 2.4 and 2.1, with street addresses of 406 Boston Post Road and 999 High Street, respectively. The existing Site currently consists of multiple abandoned buildings with related parking areas connected by an interior roadway system, totaling approximately ten acres of impervious surface area. The hospital has been inoperative since 2005. The current zoning is Planned Mixed Use ("PMU").

In addition to including mixed-use buildings throughout the Site, encompassing multi-family residential, age-restricted residential, hotel, office space with retail at street level below the other uses, the Project will provide parking via a combination of structured parking facilities located under the buildings as well as at grade, surface parking areas. This mixed use project will be anchored by significant public spaces and will provide pedestrian access throughout the site and from Boston Post Road to Abendroth Park.

GENERAL GUIDELINES:

The analyses of the Project shall be performed for the expected first year of full occupancy and operation and, if necessary, for an earlier time frame if significant adverse impacts would be expected to occur at such earlier time.

The DEIS shall cover all items in this Scoping Document. Each impact area shall be analyzed in a separate subsection that includes a discussion of existing conditions, future conditions without the Proposed Action, future conditions with the Proposed Action, and mitigation measures designed to minimize any identified and potential adverse environmental impacts. There shall be a separate chapter to analyze alternatives that would achieve the basic objectives of the Proposed Action, as well as the No Action Alternative.

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Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies, as appropriate.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon. Discussions of mitigation measures should include an explanation of how those measures would be implemented, any potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action. The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of "the Applicant." All methods used by the Applicant to arrive at conclusions should be stated. Any assumptions incorporated into assessments of impact should be clearly identified.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement)
- B. Identification of the Proposed Action, including name and Location
- C. Identification of the Village Board of the Village of Port Chester as the Lead Agency for the Project
- D. The following contact information:
- E. Janusz Richards
Village Clerk
222 Grace Church St.
Port Chester, NY 10573
Jrichards@portchesterny.com
- F. (914) 939-2200
- G. Date submitted and any revision dates
- H. Date of acceptance of the DEIS
- I. Deadline by which comments on the DEIS are due
- J. Name and address of Sponsor of Proposed Action, and the name, address and email address for a contact person representing the Sponsor
- K. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant
- L. List of Consultant involved with the Project for the Village
- M. Table of Contents
- N. List of Exhibits
- O. List of Tables
- P. List of Appendices

I. Executive Summary

The summary should provide the reader with a clear and cogent understanding of the

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information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including Site history and background leading to the proposed development and anticipated build year.
- B. Potentially Significant Adverse Impacts identified in the Positive Declaration.
- C. Reasons for Modifying Project/Proposed Action.
- D. Listing of required approvals and permits.
- E. List of Involved and Interested Agencies (including neighboring municipalities).
- F. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- G. Brief Description of Alternatives to the Proposed Action.
- H. Table comparing impacts of the Proposed Action with the various alternatives.

II. Description of Proposed Action

- A. Project Location (including appropriate descriptive graphics).
- B. Project Sponsor (including experience and objectives).
- C. Description of Site's existing character.
- D. Inventory of existing structures on the Site, including identification of buildings to be removed.
- E. Description of surrounding land use, in narrative and graphic form, including hospital operations and use and operation of 999 High Street
- F. Project description, including building locations, square footages, arrangements, dimensions, height, general character, architecture, number and type of dwelling units, compliance with affordable housing requirements, commercial/retail areas, common areas, recreational spaces and amenities (including public access and ownership and maintenance, if applicable), access, off-street parking and traffic circulation, site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated site improvements, lighting, description of views from and to Site, connection to surrounding neighborhoods and relationship to public transit, including Metro North train stations.
- G. General description of utilities and stormwater management.
- H. Description of the proposed Southern Gateway Mixed Use Overlay Zone and alternative PMU (Planned Mixed Use) zoning amendment.
- I. Construction scheduling, including any phasing and description of project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- J. Purpose, need and benefits of the Proposed Action.

III. Required Permits and Approvals, Involved and Interested Agencies

- A. Listing of all Village, County, State and federal permits and approvals that may be required to implement the Project.
- B. Listing of all Involved Agencies.
- C. Listing of all Interested Agencies (including neighboring municipalities).

IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation

For the specific issues identified in this Scope, the DEIS should provide a topic-

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by-topic analysis of existing environmental conditions, future conditions without the Project, potential impacts of the Project, and potential measures to mitigate adverse environmental impacts. Where applicable, a description of the conditions associated with the former United Hospital should also be included. Where relevant, cumulative impacts should be discussed, including both on-Site and off-Site impacts. The identification of potential mitigation measures in this Scope is illustrative only and not intended to be all-inclusive or specifically required. Where mitigation is identified, the DEIS should discuss any adverse impacts associated with and approvals required for any such measures and identify the entity responsible for implementing any such improvements and the funding therefor.

A. Land Use and Zoning

1. Existing Conditions
 - a. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Port Chester, City of Rye and Village of Rye Brook and more specifically for a primary land use study area within a quarter mile of the Project site.
 - b. Describe the existing zoning districts generally, and within a quarter mile of the Project site.
 - c. Identify any existing use of the Site by the Sponsor and/or neighboring properties and/or residents (e.g., for parking).
 - d. Describe development trends and approval activity in the area.
 - e. Discuss consistency with Land Use Plans and Policies; including:
 - i. Village of Port Chester existing Comprehensive Plan;
 - ii. Patterns for Westchester;
 - iii. Westchester 2025; and
 - iv. Third Regional Plan for New York-New Jersey-Connecticut Metropolitan Area.
2. Anticipated Impacts
 - a. Identify the relationship of the proposed development to overall land use patterns within the study area, and to adjacent properties, including impacts on neighborhood character (e.g., from visual perspective, traffic), and discuss the proposed Project's compliance or non-compliance with local land use regulations and its relationship to local, County and regional Plans.
 - b. Describe how the proposed Southern Gateway Mixed Use Overlay Zone and alternative PMU (Planned Mixed Use) zoning amendment integrates with the existing Village zoning hierarchy and the Project's compliance with existing zoning and the Village's PMU SEQRA Findings Statement.
 - c. Address elimination of any use of the Site by neighboring properties and/or residents (e.g., parking).
 - d. Address potential for commercial and retail components of the proposed Project to affect key retail stores/anchors stores in the vicinity of the site and to cause a change in community character.

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- e. Evaluate proposed site plan and/or special permit application for the redevelopment of the Site as part of the rezoning application SEQRA review.
- 3. Proposed Mitigation Measures (as applicable)

B. Visual Resources

- 1. Existing Conditions
 - a. Document the visual character of the Site and the immediately surrounding area through photographs, cross sections and narrative.
- 2. Anticipated Impacts
 - a. Identify views to and from the proposed development from surrounding roads and properties, including Abendroth Park and the residential areas to the north, approaching the site from both Rye and Port Chester on Boston Post Road, from the Kohl's Shopping Center, from the west along High Street and from 1-287. Specific views to the proposed development should include the following locations:
 - i. Abendroth Park;
 - ii. Grandview Avenue and Grant Street as part of the residential neighborhood to the north
 - iii. US Route 1/Olivia Street looking back towards the site;
 - iv. Kohl's Shopping Center;
 - v. US Route 1 in the City of Rye looking back towards the site on the south side of US 1 in the vicinity of the Rye Country Day School field entrance;
 - vi. Grandview and High Street.
 - b. Describe impacts on the overall aesthetic quality and character of the surrounding area.
 - c. Describe the relationship of the proposed Gateway development to the surrounding community, including the Project height, general character, bulk and scale in relation to the surrounding area.
 - d. Utilize photographs, cross sections and elevations of the proposed development and/or photo simulations will be utilized as appropriate to describe the resulting visual impact (i.e., before and after conditions), including a comparison of views of the existing buildings to views of the proposed Project and images of typical proposed project buildings. This assessment should include consideration of rooftop facilities, such as antennae, etc.
- 3. Proposed Mitigation Measures (as applicable)

C. Stormwater Management

- 1. Existing Conditions
 - a. Including a description of local drainage patterns and their relationship to the Site. Stormwater flow peak rates of runoff would be provided for 1-, 2-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations.
- 2. Anticipated Impacts
 - a. Describe proposed drainage and stormwater management facilities.
 - b. Discuss compliance with Village of Port Chester MS4 stormwater

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- requirements.
 - c. Compare projected impervious surface coverage with existing coverage conditions and any anticipated changes in runoff conditions.
3. Proposed Mitigation Measures (as applicable)
- a. Describe proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase H regulation, including methods to maintain and enhance water quality standards and peak runoff rates.

D. Utilities

1. Water Supply
- a. Existing Conditions
 - i. Include a description of existing water lines within study area and water system capacities.
 - ii. Include usage under previous hospital use.
 - iii. Include flow tests.
 - b. Anticipated Impacts
 - i. Describe proposed water mains, including pipe-sizing, location, and routing.
 - ii. Identify proposed connection points to the existing systems.
 - iii. Identify potential impacts of construction on infrastructure, including during peak usage periods.
 - iv. Compare projected water use with previous hospital use to demand during anticipated peak usage periods.
 - v. Discuss sufficiency of water resources for domestic and commercial use, as well as fire fighting purposes as well.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Use of water saving devices and other water conservation techniques.
 - ii. Evaluate storage and system looping.
2. Sanitary Sewage
- a. Existing Conditions
 - i. Include a description of existing sanitary sewer lines servicing the development, including capacity and pipe location.
 - ii. Include estimated sewage flows under previous hospital use.
 - iii. Discussion of capacities of Port Chester Sewage Treatment Plant.
 - b. Anticipated Impacts
 - i. Analysis of proposed development's sewage generation and compare with sewage generated by previous hospital use.
 - ii. Description of proposed sewage system.
 - iii. Identify proposed connection points to existing systems.
 - iv. Discuss sufficiency of treatment capacity.
 - v. Discuss any effects on sanitary sewer line capacity.

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- c. Proposed Mitigation Measures (as applicable)
 - i. Provide details of improvements and projections for proposed future demand in the area in addition to the Project.
- 3. Gas, Electrical, Cable, Telephone & Telecom
 - a. Existing Conditions
 - b. Anticipated Impacts
 - c. Proposed Mitigation Measures (as applicable)

E. Traffic and Transportation

- 1. Existing Conditions
 - a. Inventory existing road conditions in the site vicinity, including access, street and lane width, number of lanes, posted speed limits, types of roadways, parking and traffic controls.
 - b. Describe the study area.
 - c. Determine existing traffic volumes in the weekday AM, PM and Saturday peak hours by conducting manual traffic movement surveys at three locations and using the previous traffic counts or using other comparable available data and determine existing levels of service for each of the study intersections following procedures from the 2000 Highway Capacity Manual (latest edition of computer program). The study intersections are as follows:
 - i. Site Access and High Street;
 - ii. US Route 1 (Boston Post Road) and Slater Street;
 - iii. US Route 1 (Boston Post Road) and Pearl Street;
 - iv. US Route 1 (Boston Post Road) and South Regent Street;
 - v. US Route 1 (Boston Post Road) and Kohl's Shopping Center Driveway/Proposed Site Driveway;
 - vi. US Route 1 (Boston Post Road) and High Street;
 - vii. US Route 1 (Boston Post Road) and 1287 Westbound On-ramp/I-95 Northbound Off-ramp;
 - viii. US Route 1 (Boston Post Road) and 1-287 Eastbound Off-ramp/I-95 Southbound On-ramp;
 - ix. US Route 1 (Boston Post Road) and Hillside Road;
 - x. Ridge Street and High Street;
 - xi. High Street and Grandview Avenue;

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- xii. High Street and Evergreen Avenue;
 - xiii. U.S. Route I (Boston Post Road) and Cedar Street;
 - xiv. U.S. Route I (Boston Post Road) and Peck Avenue;
 - xv. Peck Avenue and Midland Avenue;
 - xvi. Hillside Avenue and Purchase Street;
 - xvii. Hillside Avenue and Grandview Avenue; and
 - xviii. US Route 1 (Boston Post Road) and Grace Church/South Main Street.
- d. Explain the basis for the selection of peak hours (including an explanation of the need, if any, for including a Sunday peak hour analysis).
 - e. Describe existing off-street and on-street parking resources.
 - f. Compare traffic generated by the proposed Project to traffic generated by previous hospital use.
 - i. Explain the basis of the previous hospital use.
 - g. Explain the basis of the previous hospital use.
 - h. Describe existing public and private transit options in the site vicinity.
 - i. Provide accident data from NYSDOT and Port Chester Police Department.
 - j. Document school bus traffic.
 - k. Document truck traffic, particularly 1-95 by-pass traffic.
 - l. Document pedestrian patterns
2. No-Build Analysis
- a. Compare, balance and increase traffic counts to reflect normal growth in the Project study area, and any proposed/approved material developments in the vicinity of the Project that would generate traffic at the intersections identified in E.1.c above, to constitute the No-Build traffic volume.
 - b. Include future truck traffic as applicable.
3. Anticipated Impacts
- a. Estimate traffic generation from the residential and commercial portion of Project as well as proposed parking demand. The combination of new traffic coupled with the No-Build traffic will result in the design year Build traffic volumes.
 - b. Provide distribution of Project-generated traffic and explanation therefor.
 - c. Perform detailed capacity analysis to establish levels of service under Existing, No-Build and Build conditions for the AM, PM and Saturday peak hour periods (and a Sunday peak hour analysis if needed) at each study intersection, using the same Highway Capacity Manual methodology.
 - d. Conduct a parking demand analysis.
 - e. Assess adequacy of future sight distance conditions at proposed Site driveways and discuss type of traffic controls to be employed at each driveway location.
 - f. Analyze anticipated truck activity, including loading and staging activities.
 - g. Discuss pedestrian conditions.
4. Proposed Mitigation Measures (as applicable)
- a. Recommend traffic improvements if mitigation is required. These would include but not be limited to standard engineering measures, such as signalization changes, striping, etc.
 - b. Describe any changes to Post Road/Site Access/Kohl's Shopping Center intersection.

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- c. Consider a shuttle bus services to a nearby train station.
- d. Consider shared parking to reduce parking demand.
- e. Consider need for traffic control measures.

F. Socio-Economic, Community Facilities and Services

- 1. Demographics
 - a. Existing and No-Build Conditions
 - i. Discuss existing Village population and housing trends and other demographic characteristics (including as relevant neighboring areas), including income and ethnicity. Supplement 2000 census data with additional source materials where available.
 - b. Anticipated Impacts
 - i. Describe projected population at the proposed Project, including potential number of schoolchildren, public and private.
 - c. Proposed Mitigation Measures (as applicable)
- 1. Schools
 - a. Existing and No-Build Conditions
 - i. Provide overall description of schools and enrollment in the Port Chester School District and expected increase or decrease in enrollment.
 - b. Analyze anticipated impacts related to projected increase in enrollment utilizing standard and accepted schoolchildren generation formulas, as well as actual data from comparable projects in the region.
 - ii. Consider applicability of different schoolchildren generation rates for different types of housing
 - c. Proposed Mitigation Measures (as applicable)
- 3. Police, Fire, Ambulance and Other Emergency Services
 - a. Existing and No-Build Conditions
 - i. Describe police department location, staffing and operations.
 - ii. Describe fire department location, staffing and operations.
 - iii. Describe ambulance service location, staffing and operations.
 - iv. Describe hospitals and similar health service facilities, locations, staffing and operations.
 - v. Describe other emergency services
 - vi. Describe relevant mutual aid agreements
 - b. Anticipated Impacts
 - i. Describe impact on calls to service and ability of each provider to handle.
 - ii. Demonstrate adequate water supply/pressure for fire protection purposes.
 - iii. Describe any impacts on mutual aid agreements
 - c. Proposed Mitigation Measures (as applicable)
- 4. Solid Waste
 - a. Existing and No-Build Conditions

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- i. Describe current garbage collection and recycling disposal services.
 - b. Anticipated Impacts
 - i. Explain responsibilities for garbage collection and recycling following redevelopment.
 - c. Proposed Mitigation Measures (as applicable)
- 5. Energy
 - a. Existing and No-Build Conditions
 - i. Describe of energy use of existing site.
 - b. Anticipated Impacts
 - i. Project energy demand for proposed action.
 - ii. Analyze direct and indirect greenhouse gas emissions from both stationary and mobile sources.
 - c. Proposed Mitigation Measures (as applicable)
- 6. Fiscal Impacts
 - a. Existing and No-Build Conditions
 - i. Describe existing tax generation from the site for all affected tax districts.
 - b. Anticipated Impacts
 - i. Provide anticipated tax generation by the Project for all affected taxing districts during construction and upon Project completion.
 - ii. Discuss effects of any governmental subsidies associated with the proposed Project.
 - iii. Describe potential impacts of the proposed Project on the nearby commercial areas, stores and businesses, as well as the local economy.
 - c. Proposed Mitigation Measures (as applicable)
- 7. Employment
 - a. Existing and No-Build Conditions
 - i. Describe existing business activity and employment.
 - b. Anticipated Impacts
 - i. Describe Project generated employment, retail, office and residential.
 - ii. Estimate construction period employment and employment upon Project completion.
 - c. Proposed Mitigation Measures (as applicable)
- 8. Workforce (Affordable) Housing
 - a. Existing and No-Build Conditions
 - i. Describe workforce housing issues in central Westchester County and the Village of Port Chester.
 - ii. Describe historical Village-wide efforts to provide workforce housing, including participation in HUD, Mitchell-Lama and Westchester County Urban County Consortium programs.
 - b. Anticipated Impacts
 - i. Describe compliance with Village workforce housing provisions.
 - ii. Analyze the implications of Proposed Action on Westchester County affordable housing policy.

**PREPARED BY APPLICANT PURSUANT TO
6 NYCRR 617.8**

- c. Proposed Mitigation Measures (as applicable)
 - i. Consider inclusion of affordable units in the proposed Project or
 - ii. units outside of the Project
 - iii. Consider provision of replacement housing

- 9. Recreation
 - a. Existing and No-Build Conditions
 - i. Describe recreational opportunities in the Project area.
 - b. Anticipated Impacts
 - i. Discuss impacts from both residential and commercial site uses, including any impacts from Project operations on the adjacent playground area.
 - c. Proposed Mitigation Measures (as applicable)

- 10. Libraries
 - a. Existing and No-Build Conditions
 - i. Provide overall description of libraries and usage and expected increase or decrease in usage.
 - b. Anticipated impacts
 - i. Analyze anticipated impacts related to any projected increase in usage.
 - c. Proposed Mitigation Measures (as applicable) i. Consider on-site facilities.

G. Natural Resources

- 1. Existing and No-Build Conditions
 - a. Describe topography, soil conditions, surficial geology and ecological communities or significant habitat areas, if any.
 - b. Conduct Phase 1 Environmental Assessment.

- 2. Anticipated Impacts
 - a. Identify and quantify soil and vegetation disturbance and slope impacts.
 - b. Identify amount of impervious surface creation.
 - c. Describe require earthwork.
 - d. Describe construction methods.
 - e. Describe any hazardous materials issues.

- 3. Proposed Mitigation Measures (as applicable)
 - a. Describe proposed soil erosion and sediment control plan.
 - b. Describe landscaping plan.

H. Historic Resources

- 1. Existing Conditions
 - a. Conduct and describe results of Stage 1A literature review and archaeology sensitivity assessment. Include any sites in the area that are listed or eligible for listing on the State or National Register of historic Places.

- 2. Anticipated Impacts
 - a. Discuss potential impacts on historic or archaeological resources.

- 3. Proposed Mitigation Measures (as applicable)

I. Air Resources

- 1. Existing and No-Build Conditions

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6 NYCRR 617.8**

- a. Assess air quality using the latest ambient air quality monitoring data available from the New York State Department of Environmental Conservation-operated monitors closest to the Site and provide a comparison to the applicable National Ambient Air Quality Standards.
2. Anticipated impacts
 - a. Assess short-term impacts during construction, long-term parking, vehicle traffic, Project stationary sources, etc., by conducting an air quality analysis for the traffic conditions as required under the criteria set forth in the New York State Department of Transportation Environmental Procedures Manual, Chapter 1.1, Air Quality (January 2001, as updated).
3. Proposed Mitigation Measures (as applicable)

J. Noise

1. Existing and No-Build Conditions
 - a. Measure existing ambient noise levels at key receptors in the vicinity of the Site, including the closest residential areas outside the Site. The receptors at which ambient levels will be monitored are:
 - i. Inwood Avenue;
 - ii. Touraine Avenue (West);
 - iii. Touraine Avenue (East);
 - iv. Abendroth Park (two views);
 - v. South Regent Street;
 - vi. Port Chester Nursing Home and Rehabilitation Centre; and
 - vii. Cope Circle.
 - b. Identify local noise code.
2. Anticipated Impacts
 - a. Describe short-term impacts during construction, long-term from site use, HVAC equipment, etc.
 - b. Compare project- and construction-generated noise levels to local noise code.
 - c. Based on the anticipated traffic to be generated by the Project, perform a screening analysis of the receptor locations and at the intersections studied in the traffic analysis closest to such receptors to determine if additional detailed noise studies are warranted. The analysis will include an evaluation increases in noise due to increases in traffic from No-Build to Build conditions. The potential for noise impacts will be assessed utilizing the NYSDEC "DEC Policy DEP-001: Assessing and Mitigating Noise Impacts." If impacts are considered to be potentially significant, a more detailed assessment shall be conducted.
3. Proposed Mitigation Measures (as applicable)

K. Building Demolition and Construction

1. Anticipated Impacts
 - a. Provide construction phasing plan
 - b. Describe building demolition and site clearance activities.
 - c. Describe construction activities including the need, if any, for blasting.
 - d. Identify short-term impacts related to issues such as parking (including construction-related parking and the temporary displacement of on-Site parking), vehicular and truck traffic, air quality, noise, vermin on-site and migration off-site during construction, etc.
 - e. Discuss any impacts to Abendroth Park and other sensitive receptors.
 - f. Describe site security measures.

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6 NYCRR 617.8**

- g. Identify any impacts from blasting.
- 2. Proposed Mitigation (as applicable)
 - a Describe construction management plans and best management practices to be employed.
 - b Describe mitigation measures to be employed during demolition, including site clearance protocol.
 - c Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
 - d Describe measures to reduce noise during construction.
 - e Provide blasting plan.

V. Alternatives

- A. No Action Alternative.
- B. Redevelopment under existing zoning.
- C. Redevelopment of the property as hospital use.
- D. Alternative redevelopment proposals, including different mix of uses (i.e., Conference Center).
- E. Alternative site plan proposals, including different building footprints.
- F. Alternative site access proposals.
- G. Reduced parking alternative.
- H. Redevelopment of United Hospital site without renovations or changes to 999 High Street parcel as part of the proposal.
- I. Evaluation of potential impacts (limited to traffic/transportation, fiscal and school impacts) related to applying the proposed Southern Gateway Mixed Use Overlay Zone to the neighboring Kohl's Shopping Center Site, located off of Boston Post Road and more commonly known as the "Kohl's Parcel." Evaluations of the Kohl's Parcel would be prepared based on conceptual level planning for site redevelopment.

VI. Significant Adverse Impacts that Cannot be Avoided

- A. Long-Term
- B. Short-Term

VII. Growth Inducement

VIII. Commitment of Resources; Effects on Energy

IX. Sources and Bibliography

X. Technical Appendix

***PREPARED BY APPLICANT
PURSUANT TO
6 NYCRR 617.8***

- A. SEQRA Documentation
- B. Correspondence
- C. Engineering and Environmental Reports

**SWEARING IN CEREMONY
OF THE NEW CHIEF OF POLICE**

AFFIDAVIT OF PUBLICATION
AND
NOTICE OF PUBLICATION RE

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER
REGULATING DOGS IN THE PARKS

SECTION 1: Purpose and intent.

The purpose and intent of this local law is to resolve current inconsistency in the Village Code with regard to the regulation of dogs in Village parks, promote the quiet peace and enjoyment of the parks for all users, and provide an opportunity for an off-leash dog area to be designated within a park by the Board of Trustees.

SECTION 2: The Code of the Village of Port Chester, Chapter 136, Article I, Section 136-6, is hereby repealed and a new section enacted in its' place and stead to read as follows:

136-6 Leash Law.

A. Dogs on any public street, sidewalk, public place or to and from a designated off-leash dog area in a park shall be controlled by a leash not exceeding eight feet in length.

B. No dog shall be allowed to run at large in the Village of Port Chester, except as follows:

1) Upon the premises of the person who owns, keeps, harbors or otherwise has the care or custody of such dog; or

2) Upon the premises of another person with the knowledge and assent of such other person, or

3) Attended dogs at a designated off-leash dog area within a park.

SECTION 3: The Code of the Village of Port Chester, Chapter 236, Section 236-7, is hereby repealed and a new section enacted in its' place and stead to read as follows:

A. No dogs are allowed in any of the parks in the Village of Port Chester except for service dogs or dogs in service to the Village or other governmental agencies as defined in the State Agriculture and Markets Law.

B. This section shall not apply to attended dogs to and from and at a designated off-leash dog area within a park.

SECTION 4. This local law shall be effective immediately upon filing with the Secretary of State.

PUBLIC COMMENTS



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Choose a Department

Village BOT Meeting Date: 7/21/2014

Item Type: Resolution

Description	Yes	No	Description	Yes	No
Fiscal Impact	x		Public Hearing Required		
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			N/A		
Agreement		x	Manager Priorities		
Strategic Plan Related		x	Sewer Rent Project		

Sponsor's Name: Select Sponsor's Name.

Agenda Heading Title

DETERMINATION ON APPEAL WITH REGARD TO SEWER RENT

(Will appear as indicated below on Agenda)

Summary

Background:

Brenda Crandell filed an appeal with the Board of Trustees with regard to the sewer rent charged for her property at 732 King Street appealing her bill claiming that much of her water consumption did not go into the Village's sanitary sewer system.

The Board referred the matter to Village staff which prepared a report and recommendation that the applicant receive the maximum adjustment permitted by the Village Code, which is 10% of water consumption for the period in question.

The Board concurred and requested that a resolution be prepared taking this action.

United Water Westchester will make the adjustment in the form of a credit in her next bill. We have been in contact with the company's representative to confirm the protocol.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

Report from Village Staff Applicant's appeal with supporting documentation

**DETERMINATION ON APPEAL WITH REGARD TO SEWER
RENT**

On the motion of TRUSTEE _____, seconded by TRUSTEE _____,

the following resolution was adopted by the Board of Trustees of the Village of Port Chester,
New York:

WHEREAS, Brenda Crandell (hereafter the “applicant”) filed an appeal with the Village of Port Chester Board of Trustees with regard to the Sewer Rent charged for property located at 732 King Street, Port Chester, and also designated as Section 136.29 , Block 2 and Lot 1 on the Tax Map of the Town of Rye; and

WHEREAS, at the meeting of June 19, 2014, the Board referred this matter to Village staff to review and make a report with a recommendation; and

WHEREAS, by letter dated July 1, 2014 the applicant was advised that the matter would be considered at the Board meeting of July 7, 2014 and that she would be welcome to be heard at that time; and

WHEREAS, said letter also provided a copy of Village staff’s report; and

WHEREAS, the applicant did not appear at this meeting; and

WHEREAS, in addition to the appeal and staff report, the Board has considered documentation provided by the applicant as to water consumption history, pool capacity and existence of a sprinkler system in its deliberations; and

WHEREAS, at the meeting of July 7, 2014, the Board directed the preparation of a resolution granting the applicant’s appeal. NOW, therefore, be it

RESOLVED, that the appeal is hereby granted to the maximum extent permitted by the Village Code; and be it further

RESOLVED, that the applicant be notified of the Board’s determination with a certified copy of this resolution; and be it further

RESOLVED that the Village Manager or his designee notify United Water Westchester of same and that water consumption in the monetary amount of 17 CCF at the sewer rent rate for the time period in issue to be credited against the applicant’s next sewer rent bill, and to take such other necessary and appropriate action to effectuate the Board’s disposition of the appeal.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

RESOLUTION
TAXI DISPATCHING LICENSES

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, Section 295-20, "Taxicabs", of the Village Code provides for the "Licensing of company dispatching" subject to the approval of the Village Board of Trustees; and

WHEREAS, Coqui Taxi, Luso American Taxi, P.C. Taxi, RC Taxi and Village Taxi have timely submitted applications for a dispatching license to the Village Clerk's Office for the approval by the Board of Trustees as provided by in Section 295-20 (C); and

WHEREAS, these applications have been reviewed by the Village Clerk who has favorably recommended their approval. Now, therefore be it,

RESOLVED, that the Board of Trustees hereby approves the applications submitted by Coqui Taxi, Luso American Taxi, RC Taxi, PC Taxi and Village Taxi and directs the Village Clerk to issue a license for company dispatching to each respective applicant, with said license to expire on March 31, 2015 as provided by the Village Code.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

APPLICATION FOR LICENSE OF COMPANY DISPATCHING

CHAPTER 295-20

Received
MAR 21 2014
Village Clerk
VILLAGE OF PORT CHESTER

1. Name Dolores GONZALEZ SS# _____

2. Address 21 GILBERT PL D.O.B. _____

PORTCHESTER NY 10573 Phone 914-879-9498

3. Business Name CAJUITAXI CORP Phone 914-939-1229

Address 35 N MAIN ST PORTCHESTER

4. Firm _____ Partnership _____ Corporation XX

5. Are You Authorized to do Business in New York State yes

6. Names, Addresses & Social Security #'s of all Partners, Owners & Officers of the corporation or business & holders of 10% or more of the outstanding stock on indebtedness of such entity

Dolores GONZALEZ 21 GILBERT PL Pres.

JUAN M. QUINONES 21 GILBERT PL Vice-Pres.

7. Has the applicant, owner, partner, stockholder or any officer been convicted of a misdemeanor or felony? If so, state name and conviction

NO Conviction NONE

8. Location of dispatching headquarters 35 N. MAIN ST PORTCHESTER NY 10573

9. Has applicant ever been licensed under any provision of this Chapter of the Code of the Village of Port Chester or any similar law of any jurisdiction? Yes XX No _____

10. Has such licensed ever been rescinded or revoked? Yes _____ No XX

11. If yes, Cause _____

12. Does the applicant understand that it is unlawful for such person, firm or corporation to employ or dispatch drivers who are not properly licensed yes

13. Will the person, firm or corporation making this application employ any radio signal device in connection with relaying service requests to taxi cab drivers?

Yes XX No _____

14. If so, type of device WPH 2470 FRN 00034⁷⁶³⁵ Signal & Frequency 451.900 MHz

The following must be submitted with this application:

- 1. Certificate of Liability Insurance for your business.
- 2. Copy of your FCC License.
- 3. Car List
- 4. Driver List

(OVER)

All licenses will expire on March 31st of each year.

The annual fee for such license is \$400.00 payable at time of issuance of license.

This license is not transferrable.

THE UNDERSIGNED APPLICANT HEREBY SWEARS THAT HE HAS READ AND UNDERSTANDS ALL OF THE ABOVE AND CERTIFIES TO ALL OF THE ABOVE. FALSE REPLIES TO ANY OF THE QUESTIONS HEREIN UNDER THE LAW CONSTITUTES PERJURY; SUCH FALSITY WILL RESULT IN REFUSAL OF LICENSE, OR IF PREVIOUSLY GRANTED IN REVOCATION OF SAME.

"It is a crime punishable as a CLASS A MISDEMEANOR to knowingly make false statements therein"

Dated 03/21/14

Dolores Lopez
Applicant Signature

COQUITAXI CORP
Corporate Name

Corporate Officer

State of New York)
County of Westchester) ss:

Dolores Lopez, being duly sworn, deposes and says that he is the individual making the foregoing application for a company dispatching license, that the answers to the foregoing questions and other statements contained therein are true.

Sworn to before me this 21st
day of March, 2014

Hope B. Vespi
Notary Public

HOPE B. VESPIA
Notary Public, State of New York
No. 01VE5084028
Qualified in Westchester County
Commission Expires August 25, 2017



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/23/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stone Transportation Agency One International Blvd. Suite 405 Mahwah NJ 07495		CONTACT NAME: Eve Vaccaro PHONE (B/C No. Ext): (877) 805-0009 FAX (A/C No.): (877) 674-6147 E-MAIL ADDRESS: evaccaro@stonetransagency.com	
INSURED Coqui Taxi 21 Gilbert Place Apt. 1 Port Chester NY 10573		INSURER(S) AFFORDING COVERAGE INSURER A American Alternative Ins. Co. NAIC # 19720 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES CERTIFICATE NUMBER: CL1441105492 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURERS	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		D8A2GL0000004-00	3/11/2014	3/11/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		D8A2CA0000133-00	3/1/2014	3/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 60,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ 10,000 PIP-Basic \$ 50,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
The Village of Port Chester, their board members, employees &/or volunteers are included as Additional Insureds on a primary non-contributory basis and waiver of subrogation applies to all policies.

CERTIFICATE HOLDER Village of Port Chester 222 Grace Church Street Portchester, NY 10573	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Eve Vaccaro/DENISE
----------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: COQUI TAXI CORP.

ATTN: DOLORES GONZALEZ
COQUI TAXI CORP.
35 NORTH MAIN STREET
PORT CHESTER, NY 10573

Call Sign WQKD680	File Number 0005205413
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0018611178

Grant Date 04-13-2009	Effective Date 05-12-2012	Expiration Date 04-13-2019	Print Date 05-12-2012
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 Address: 17-21 NORTH MAIN STREET
City: PORT CHESTER County: WESTCHESTER State: NY
Lat (NAD83): 41-00-01.8 N Long (NAD83): 073-39-46.5 W ASR No.: Ground Elev: 5.0

Loc. 2 Area of Operation
Operating within a 32.0 km radius around fixed location 1

Loc. 3 Area of Operation
Land Mobile Control Station meeting the 6.1 Meter Rule: WESTCHESTER county, NY

Antennas

Loc. No.	Ant. No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000463.45000000	FB2	1		11K2F3E	110.000	450.000	25.0	-8.0	04-13-2010
2	1	000463.45000000	MO	200		11K2F3E	110.000	110.000			04-13-2010
2	1	000468.45000000	MO	200		11K2F3E	110.000	110.000			04-13-2010
3	1	000468.45000000	FX1	1		11K2F3E	110.000	110.000			

Control Points

Control Pt. No. 1
Address: 33-35 NORTH MAIN ST.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: COQUI TAXI CORP.

Call Sign: WQKD680

File Number: 0005205413

Print Date: 05-12-2012

City: PORT CHESTER

County: WESTCHESTER

State: NY

Telephone Number: (914)897-9498

Waivers/Conditions:

NONE

APPLICATION FOR LICENSE OF COMPANY DISPATCHING

CHAPTER 295-20

Received
MAR 21 2014
Village Clerk
VILLAGE OF PORT CHESTER

1. Name ZOLA B. IBARRA SS# [REDACTED]
2. Address 53 Tower Hill Dr D.O.B. [REDACTED]
Portchester, NY, 10573 Phone (914) 939-7623
3. Business Name LUSO AMERICAN TAXI INC Phone (914) 939-3838
Address 45 KING ST. Portchester

4. Firm _____ Partnership _____ Corporation

5. Are You Authorized to do Business in New York State Yes

6. Names, Addresses & Social Security #'s of all Partners, Owners & Officers of the corporation or business & holders of 10% or more of the outstanding stock on indebtedness of such entity

ZOLA B IBARRA 53 Tower Hill Dr [REDACTED]
LEOPOLDO IBARRA 53 Tower Hill Dr [REDACTED]
FAN H. IBARRA 53 Tower Hill Dr [REDACTED]

7. Has the applicant, owner, partner, stockholder or any officer been convicted of a misdemeanor or felony? If so, state name and conviction
NO Conviction _____

8. Location of dispatching headquarters 45 King street

9. Has applicant ever been licensed under any provision of this Chapter of the Code of the Village of Port Chester or any similar law of any jurisdiction? Yes No _____

10. Has such licensed ever been rescinded or revoked? Yes _____ No

11. If yes, Cause _____

12. Does the applicant understand that it is unlawful for such person, firm or corporation to employ or dispatch drivers who are not properly licensed Yes

13. Will the person, firm or corporation making this application employ any radio signal device in connection with relaying service requests to taxi cab drivers?
Yes No _____

14. If so, type of device TWO WAYS Signal & Frequency WPEH 939-151.805

The following must be submitted with this application:

- 1. Certificate of Liability Insurance for your business.
- 2. Copy of your FCC License.
- 3. Car List
- 4. Driver List

(OVER)

All licenses will expire on March 31st of each year.

The annual fee for such license is \$400.00 payable at time of issuance of license.

This license is not transferrable.

THE UNDERSIGNED APPLICANT HEREBY SWEARS THAT HE HAS READ AND UNDERSTANDS ALL OF THE ABOVE AND CERTIFIES TO ALL OF THE ABOVE. FALSE REPLIES TO ANY OF THE QUESTIONS HEREIN UNDER THE LAW CONSTITUTES PERJURY; SUCH FALSITY WILL RESULT IN REFUSAL OF LICENSE, OR IF PREVIOUSLY GRANTED IN REVOCATION OF SAME.

"It is a crime punishable as a CLASS A MISDEMEANOR to knowingly make false statements therein"

Dated 03/21/14

[Signature]
Applicant Signature

Corporate Name

Corporate Officer

State of New York)
County of Westchester) ss:

Zoila Ibarra, being duly sworn, deposes and says that he is the individual making the foregoing application for a company dispatching license, that the answers to the foregoing questions and other statements contained therein are true.

Sworn to before me this 21
day of March, 2014

[Signature]
Notary Public

CARMEN SANTOS
Notary Public, State of New York
No. 01SA6036554
Qualified In Westchester County
Commission Expires January 31, 2018



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/24/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BERMUDEZ INSURANCE AGENCY, INC 425 White Plains Road Eastchester, NY 10709	CONTACT NAME VICTOR BERMUDEZ
	PHONE (A/C No Ext): (914) 961-0251 FAX (A/C No): (914) 961-6120 E-MAIL ADDRESS: BERMUDEZAGENCY@GMAIL.COM
INSURED LUSO AMERICAN TAXI INC 45 KING ST PORT CHESTER, NY 10573	INSURER(S) AFFORDING COVERAGE INSURER A ATLANTIC CASUALTY INS CO 42846
	INSURER B
	INSURER C
	INSURER D
	INSURER E
	INSURER F

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			M044000193-2	11/29/2013	11/29/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED
A	GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X					
	AUTOMOBILE LIABILITY ANYAUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	DED RETENTIONS						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A				WC STATUTORY LIMITS OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THE VILLAGE OF PORTCHESTER, THEIR BOARD MEMBERS, EMPLOYEES &/OR VOLUNTEERS ARE INCLUDED AS ADDITIONAL INSURED ON A PRIMARY NON-CONTIBUTORY BASIS AND WAIVER OF SUBROGATION APPLIES.

CERTIFICATE HOLDER VILLAGE OF PORT CHESTER 222 GRACE CHURCH ST PORT CHESTER, NY 10573	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS AUTHORIZED REPRESENTATIVE
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: LUSO AMERICAN TAXI INC

ATTN: LEOPOLDO M IBARRA
LUSO AMERICAN TAXI INC
45 KING ST.
PORT CHESTER, NY 10573

Call Sign WPEH939	File Number 0006186699
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0008653123

Grant Date 03-11-2014	Effective Date 03-11-2014	Expiration Date 03-08-2024	Print Date 03-11-2014
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 Address: 110 WESTCHESTER AVE
 City: PORT CHESTER County: WESTCHESTER State: NY
 Lat (NAD83): 41-00-02.4 N Long (NAD83): 073-39-52.5 W ASR No.: N/A Ground Elev: 9.0

Loc. 2 Area of Operation
 Operating within a 40.0 km radius around fixed location 1

Antennas

Loc. No.	Ant. No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000151.8050000	FB	1		11K2F3E 20K0F3E	100.000	350.000	21.0	9.0	
2	1	000151.8050000	MO	10		11K2F3E 20K0F3E	100.000	100.000			

Control Points

Control Pt. No. 1
 Address: 45 KING ST.
 City: PORT CHESTER County: WESTCHESTER State: NY Telephone Number: (914)939-3838

Waivers/Conditions:

Beginning January 1, 2013, this station must operate on channels with a bandwidth of 12.5 kHz or less, or with equivalent efficiency.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

COMPANY NAME LUSO

CAR LIST

<u>CAR #</u>	<u>OWNER</u>	<u>MAKE AND YEAR</u>	<u>PLATE #</u>
07	LUIS GOYBURU	FORD 2009	1634HTX
11	LIDA ESCOBAR	TOYOTA 2009	23324TX
14	MONICA MELENDEZ	FORD 2008	23043TX
19	BLANCA BARRERO	FORD 2007	33280TX
20	ZOILA IBARRA	LINCOLN 2006	16366TX
21	LEOPOLDO IBARRA	LINCOLN 2004	13744TX
22	ERNESTO BARRETO	LINCOLN 2004	16316TX
23	MARTHA TRUJILLO	LINCOLN 2007	17678TX
24	ROSARIO CORREA	TOYOTA 2010	16670TX
25	CARLOS ESPEJO	FORD 2008	21702TX
26	STEPHEN NEILSEN	LINCOLN 2004	16301TX
27	ZOILA MOROCHO	LINCOLN 2007	11890TX
31	ARMINDA HENRIQUEZ	FORD 2004	13714TX
45	WILLIAM LOMBARDI	LINCOLN 2004	23018TX
48	MARITZA RICARDO	NISSAN 2008	12223TX
52	ISMENIA VELEZ	TOYOTA 2009	25883TX
53	IAN IBARRA	MERCURY 2004	23976TX
54	JENNE VALDOVINOS	LINCOLN 2005	23986TX
56	MOISES MOROCHO	LINCOLN 2006	20599TX
57	NARCISA MENDINABEITIA	CHRISLER 2006	20584TX
59	EVODIO GOMEZ	FORD 2007	18245TX
61	ANTONIO IBARRA	LINCOLN 2004	17312TX

DISPATCH TAXI COMPANIES
DRIVERS LIST

Company Name: LUSO TAXI

Dated: 03.21.2014

Driver Name:	Street Address:	City/State/Zip Code:	TLC License #	Exp. Date
ALIASA Alfredo	16 Park Pl	Port Jct. NY. 10573	DP-01629-13	07.15.14
BARRERO Blanca	125 Spring St	Pch NY 10573	DP-01723-13	07.31.14
BARRERO Fernando	125 Spring St	Pch NY 10573	DP-01724-13	07.31.14
BARRETO Ernesto	321 Midland Av	Pch NY 10573		
CORREA Rosario	140 Grace Church St	Pch NY 10573	DP-01706-13	07.31.14
ESCOBAR Yida	50 S. Main St	Pch NY 10573	DP-01597-13	07.31.14
ESPEJO Carlos	140 Grace Church St	Pch NY 10573	DP-01695-13	08.15.14
GAMIZ Antonio	78 Grace Church St	Pch NY 10573	DP-02699-13	10.31.14
GOYDUKU Luis	67 Spring St	67 Spring St	DP-01838-13	08.15.14
GOMEZ Evodio	3 Westview Av	New Salem, NY. 10560	DP-01803-13	05.15.14
HENRIQUES Anninda	125 Spring St	Pch NY 10573	DP-01705-13	07.31.14
IBARRA Antonio	26 Stuard Av	Mohegan NY. 10	DP-01874-13	08.15.14
IBARRA Leopoldo	53 Tower Hill Dr.	Pch NY 10573	DP-01734-13	08.15.14
IBARRA Loila	53 Tower Hill Dr	Pch NY 10573	DP-01735-13	08.15.14
LOMBARDI William	38 Broad St	Pch NY 10573	DP-00446-14	02.28.15
LORA Maribel	211 Cleveland St	Pch NY 10573	DP-01896-13	07.31.14
MANDINABEITH, Nanciza	411 Westchester Av	Pch NY 10573	DP-02224-13	08.15.14
MELLENDEZ Monica	27 Elchedge St	Pch NY 10573	DP-01890-13	07.31.14
MOROCHO Moises	35 Marathon Pl	Pch NY 10573	DP-01715-13	08.15.14
MOROCHO Wilson	519 Locust Av	Pch NY 10573	DP-62102-13	08.31.14
MOGROVEJO Yiz	211 Cleveland St	Pch NY 10573	DP-01895-13	07.31.14
NEILSEN Deborah	257 Willett Av	Pch NY 10573	DP-01764-13	07.31.14
NEILSEN Stephen	257 Willett Av	Pch NY 10573	DP-01732-13	07.31.14
RICARDO Maritza	140 Grace Church St	Pch NY 10573	DP-01659-13	07.31.14
TRUJILLO Martha	86 Webster Av	Harrison NY. 10528	DP-01896-13	09.15.14

APPLICATION FOR LICENSE OF COMPANY DISPATCHING

CHAPTER 295-20

Received
MAR 24 2014
Village Clerk
VILLAGE OF PORT CHESTER

- 1. Name Yodna Vivanco-Small SS# [REDACTED]
- 2. Address 70 Pershing Ave D.O.B [REDACTED]
Stamford CT 06905 Phone (203) 981-6497
- 3. Business Name Port Chester Taxi Phone (914) 939-7775
Address 20 N. Main St. Port Chester NY 10573
- 4. Firm _____ Partnership _____ Corporation
- 5. Are You Authorized to do Business in New York State Yes
- 6. Names, Addresses & Social Security #'s of all Partners, Owners & Officers of the corporation or business & holders of 10% or more of the outstanding stock on indebtedness of such entity
Yodna Vivanco-Small 70 Pershing Ave. [REDACTED]
- 7. Has the applicant, owner, partner, stockholder or any officer been convicted of a misdemeanor or felony? If so, state name and conviction
No Conviction _____
- 8. Location of dispatching headquarters 20 N. Main St. Port Chester NY 10573
- 9. Has applicant ever been licensed under any provision of this Chapter of the Code of the Village of Port Chester or any similar law of any jurisdiction? Yes No _____
- 10. Has such licensed ever been rescinded or revoked? Yes _____ No
- 11. If yes, Cause N/A
- 12. Does the applicant understand that it is unlawful for such person, firm or corporation to employ or dispatch drivers who are not properly licensed Yes
- 13. Will the person, firm or corporation making this application employ any radio signal device in connection with relaying service requests to taxi cab drivers?
Yes No _____
- 14. If so, type of device 2067091911031800918 Signal & Frequency WPWN368

The following must be submitted with this application:

- 1. Certificate of Liability Insurance for your business.
- 2. Copy of your FCC License.
- 3. Car List
- 4. Driver List

(OVER)

All licenses will expire on March 31st of each year.

The annual fee for such license is \$400.00 payable at time of issuance of license.

This license is not transferrable.

THE UNDERSIGNED APPLICANT HEREBY SWEARS THAT HE HAS READ AND UNDERSTANDS ALL OF THE ABOVE AND CERTIFIES TO ALL OF THE ABOVE. FALSE REPLIES TO ANY OF THE QUESTIONS HEREIN UNDER THE LAW CONSTITUTES PERJURY; SUCH FALSITY WILL RESULT IN REFUSAL OF LICENSE, OR IF PREVIOUSLY GRANTED IN REVOCATION OF SAME.

"It is a crime punishable as a CLASS A MISDEMEANOR to knowingly make false statements therein"

Dated 3/22/14

Yodanis Rivas
Applicant Signature

Port Chester Taxi Corp.
Corporate Name

Yodanis Rivas
Corporate Officer

State of New York)
County of Westchester) ss:

_____, being duly sworn, deposes and says that he is the individual making the foregoing application for a company dispatching license, that the answers to the foregoing questions and other statements contained therein are true.

Sworn to before me this 22
day of March, 2014

Moises Carlos Rosales
Notary Public

**MOISES CARLOS ROSALES
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Sept. 30, 2018**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/14/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Friendly Group Ltd 287 10th Avenue New York, NY 10001	CONTACT NAME: Chris C.
	PHONE / A/C. No. Ext: 212-947-9833 FAX / A/C. No.: 212-643-1628 E-MAIL ADDRESS: chris@thefriendlygroup.com
INSURED Village Taxi Corp & Port Chester Taxi 26 North Main Street Port Chester, NY 10573	INSURER(S) AFFORDING COVERAGE
	INSURER A: United States Liability Ins Co
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR LYND	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CL 1647505	04/08/2014	04/08/2016	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - CC&POP AGG \$ INCLUDED
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						INC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Village of Port Chester, and its Board Officers, Employees and/or Volunteers are named as additional insured, subject to the terms, conditions and exclusions of the actual insurance policy at the time of issuance. Waiver of Subrogation applies.

CERTIFICATE HOLDER	CANCELLATION
Village of Port Chester 222 Grace Church Street Port Chester, NY 10573	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Federal Communications Commission
Wireless Telecommunications Bureau

Page 1 of 131

RADIO STATION AUTHORIZATION

Licensee: VILLAGE TAXI CORP

FCC Registration
Number (FRN): 0008473902

YODNA VIVANCO-SMALL
VILLAGE TAXI CORP
26 N MAIN ST
PORT CHESTER NY 10573

Call Sign KNCN921	File Number 0002464120
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PHRS	
Frequency Coordination Number	

Grant Date 07-09-2005	Effective Date 01-31-2006	Expiration Date 08-29-2015	Print Date 01-31-2006
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1
Address
8 S MAIN ST
City
PORT CHESTER
County
WESTCHESTER
State
NY
Lat (NAD83): 41-0-4.4 N
Long (NAD83): 73-39-49.5 W
ASR No.: N/A
Ground Elev: 6.0

Loc. 2
Area of Operation
Operating within a 121.0 km radius around fixed location number 1.

Antennas

Loc. No.	Ant. No.	Frequencies (MHz)	Sta. Cts.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construc Deadline Date
1	1	151.685000	FB	1	0	20K0F9E	100.000	10.000	12.0	0.0	
2	1	151.685000	MD	28	0	20K0F9E	100.000				

Control Points

Control Address
Pt. No. 2
10 Broad St.
City
Port Chester
County
WESTCHESTER
State
NY
Telephone Number
(914)937-4040

Conditions:
Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

DRIVER LIST

COMPANY NAME: Port Chester Taxi Corp. 3/20/14

<u>Driver Name</u>	<u>Street Address</u>	<u>City/State/Zip Code</u>	<u>TLC License#</u>	<u>Exp. D</u>
Saad W. Sheikh	10 Beaumont #2	Yonkers NY 10710	DP 01660-14 MID 982909353	7/31/14
Juan Pablo LaMadrid	532 Locust Ave	Port Chester NY 10573	DP 01741-14 MID 116024550	7/31/14
Aurelio Prado	519 Locust Ave	Port Chester NY 10573	DP 02008-14 MID 562714299	8/31/14
Juan Aguilar	43 Glen Ave	Port Chester NY 10573	DP 01967-14 MID 327038657	8/31/14
David Bayona	68 Hillcrest Ave	Rye Brook NY 10573	DP 01842-14 MID 563121999	8/31/14
David Borjas	125 S Reagent st	Port Chester NY 10573	DP 01910-14 MID 859791939	7/31/14
Eduardo Martinez	32 Hillcres Ave. Apt2	Port Chester, NY 10573	DP 00212-14 MID979174014	2/28/15
Hector Herrera	16 Edison Pl	Port Chester, NY 10573	DP011686-13 MID647848256	07/3/14
Prides S. Bodas	47 Washington News	Port Chester, NY 10573	DP0122014 MID189745254	5/31/14
Venicio Gonzalez	10 Colonial Rd	White Plain, NY 10605	DP02388-13 MID548933671	10/31/14
Saul Enrique Garzon	29 N. Main St.	Port Chester, NY 10573	DP02767-13 MID586037566	11-01-14
Edwin Cacho Piñateli	245 King St.	Port Chester, NY 10573	DP02105-13 MID694258577	08/31/14
Marcia Piñateli	245 King St.	Port Chester, NY 10573	DP01979-13 MID412178276	08/31/14
Ana E. Contreras	46 L Fox Island	Port Chester, NY 10573	DP 01790-13 MID 828810796	7-31-14.

APPLICATION FOR LICENSE OF COMPANY DISPATCHING
CHAPTER 295-20

Received
MAR 24 2014
Village Clerk
VILLAGE OF PORT CHESTER
w/o insurance

1. Name PEDRO W. GOYBURU SS# [REDACTED]
2. Address 22 SANDS STREET D.O.B. [REDACTED]
PORT CHESTER NY 10573 Phone 914-934-0000
3. Business Name AXAEN GOYBURU CORP Phone _____
D/B/A RC TAXI
Address 40 BROAD ST. PORT CHESTER NY 10573
4. Firm _____ Partnership _____ Corporation
5. Are You Authorized to do Business in New York State YES
6. Names, Addresses & Social Security #'s of all Partners, Owners & Officers of the corporation or business & holders of 10% or more of the outstanding stock on indebtedness of such entity
- PEDRO W. GOYBURU 22 SANDS ST.
PORT CHESTER NY 10573
7. Has the applicant, owner, partner, stockholder or any officer been convicted of a misdemeanor or felony? If so, state name and conviction
NO Conviction _____
8. Location of dispatching headquarters 40 BROAD ST. PORT CHESTER NY 10573
9. Has applicant ever been licensed under any provision of this Chapter of the Code of the Village of Port Chester or any similar law of any jurisdiction? Yes No _____
10. Has such licensed ever been rescinded or revoked? Yes _____ No
11. If yes, Cause _____
12. Does the applicant understand that it is unlawful for such person, firm or corporation to employ or dispatch drivers who are not properly licensed YES
13. Will the person, firm or corporation making this application employ any radio signal device in connection with relaying service requests to taxi cab drivers?
Yes No _____
14. If so, type of device INDUSTRIAL/BUSINESS Signal & Frequency WPHW676 151.715000

The following must be submitted with this application:

1. Certificate of Liability Insurance for your business.
2. Copy of your FCC License.
3. Car List
4. Driver List

(OVER)

All licenses will expire on March 31st of each year.

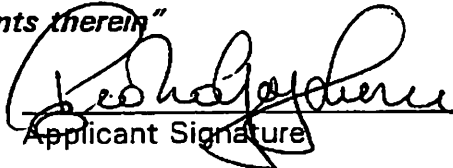
The annual fee for such license is \$400.00 payable at time of issuance of license.

This license is not transferrable.

THE UNDERSIGNED APPLICANT HEREBY SWEARS THAT HE HAS READ AND UNDERSTANDS ALL OF THE ABOVE AND CERTIFIES TO ALL OF THE ABOVE. FALSE REPLIES TO ANY OF THE QUESTIONS HEREIN UNDER THE LAW CONSTITUTES PERJURY; SUCH FALSITY WILL RESULT IN REFUSAL OF LICENSE, OR IF PREVIOUSLY GRANTED IN REVOCATION OF SAME.

"It is a crime punishable as a CLASS A MISDEMEANOR to knowingly make false statements therein"

Dated March 23, 2014


Applicant Signature

PC TAXI
Corporate Name

PEDRO W. GOYBURU
Corporate Officer

State of New York)
County of Westchester) ss:

PEDRO W. GOYBURU, being duly sworn, deposes and says that he is the individual making the foregoing application for a company dispatching license, that the answers to the foregoing questions and other statements contained therein are true.

Sworn to before me this 24th
day of March, 2014


Notary Public

MICHAEL M. KASE
Notary Public, State of New York
No. 4696470
Qualified in Westchester County
Commission Expires 6/31/15



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/4/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Milbrandt & Co., Inc. 159 Main Street, Suite 2 New Rochelle NY 10801		CONTACT NAME: Ellen Greig PHONE (A/C No. Ext): (914) 738-0100 FAX (A/C No): (914) 738-4568 E-MAIL ADDRESS: egreig@milbrandt.com	
INSURED Anaen Goyburu Corp. DBA: R.C. Taxi 40 Broad Street Port Chester NY 10573		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: United States Liability Ins Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER: CL144405547** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBR INSR	WYVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CP 1577737	6/9/2013	6/9/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COM/POP AGG \$ Excluded
	<input type="checkbox"/> ANY AUTO ALL OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						\$
	EXCESS LIAB						EACH OCCURRENCE \$
	DED						AGGREGATE \$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)						OTHER
	if yes, describe under DESCRIPTION OF OPERATIONS below						E.I. EACH ACCIDENT \$
							E.I. DISEASE - EA EMPLOYEE \$
							E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Re: License/Permit
The Village of Port Chester is included as additional insured along with its Board officers, employees and/or volunteers on a primary and non-contributory basis, and waiver of subrogation applies.

CERTIFICATE HOLDER Village of Port Chester 222 Grace Church Street Port Chester, NY 10573	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE R Antoinette/SPE1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/4/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Milbrandt & Co., Inc. 159 Main Street, Suite 2 New Rochelle NY 10801	CONTACT NAME: Ellen Greig
	PHONE (A/C No. Ext): (914) 738-0100 FAX (A/C No): (914) 738-4568
	E-MAIL ADDRESS: egreig@milbrandt.com
	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A: United States Liability Ins Co.
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: CL146405915 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

RWR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			CP 1577737	6/9/2014	6/9/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded
	GENTL AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB						EACH OCCURRENCE \$ AGGREGATE \$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATU-TORY LIMITS OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Re: License/Permit
 The Village of Port Chester is included as additional insured along with its Board officers, employees and/or volunteers on a primary and non-contributory basis, and waiver of subrogation applies.

CERTIFICATE HOLDER Village of Port Chester 222 Grace Church Street Port Chester, NY 10573	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE R. Antoinette/SPE1



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: RC TAXI & LIMO SERVICE INC

ATTN: PEDRO W GOYBURU
RC TAXI & LIMO SERVICE INC
40 BROAD STREET
PORT CHESTER, NY 10573

Call Sign WPHW676	File Number 0005501015
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0019423409

Grant Date 07-28-2005	Effective Date 02-12-2013	Expiration Date 07-28-2015	Print Date 02-13-2013
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 Address: FORTY BROAD ST
City: PORT CHESTER County: WESTCHESTER State: NY
Lat (NAD83): 41-00-20.4 N Long (NAD83): 073-39-51.5 W ASR No.: N/A Ground Elev: 6.0

Loc. 2 Area of Operation
Operating within a 121.0 km radius around fixed location 1

Antennas

Loc. No.	Ant. No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000151.71500000	FB	1		11K2F3E 20K0F3E	60.000	220.000	14.0		
2	1	000151.71500000	MO	20		11K2F3E 20K0F3E	50.000	50.000			

Control Points

Control Pt. No. 1
Address: FORTY BROAD ST
City: PORT CHESTER County: State: NY Telephone Number: (914)934-0000

Waivers/Conditions:

Beginning January 1, 2013, this station must operate on channels with a bandwidth of 12.5 kHz or less, or with equivalent efficiency.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: RC TAXI & LIMO SERVICE INC

Call Sign: WPHW676

File Number: 0005501015

Print Date: 02-13-2013

regardless of the emission bandwidths set forth on this license. See Section 90.209(b)(5) of the Commission's Rules. Note, however, that the narrowbanding requirement does not apply to specific channels designated in Rule 90.20 or 90.35 for paging only.

DISPATCH TAXI COMPANIES
DRIVERS LIST

Company Name: RC TAXI

Dated: 03/2014

Driver Name:	Street Address:	City/State/Zip Code:	TLC License #	Exp. Date
JANETH M CAMPOS	111 GRACE CHURCH ST	Port Chester NY		8/15/2014
DANIEL CIFUENTES	44 RYAN AV	Port Chester NY	DP 01700-13	8/15/2014
MARIO BONEZ	2 WINDSOR TER	White Plains NY	DP 00331-14	109/2015
CESAR MARIQUE	8 WEST ST	Port Chester NY	DP 01713-13	7/31/2014
JORGE VINUEZA	36 SAND ST	Port Chester NY	DP-02761-13	12/31/2014
ALVARO ZHAUGI	51 N. REGENT ST	Port Chester NY	DP 02892-13	01/31/2015
WILSON CHICA	246 SEYMOUR	Port Chester NY	DP 02241-13	08/31/2014
RIGOBERTO MARTINEZ	32 HILLCREST	Port Chester NY	DP 03130-13	01/31/2015
ANGEL BERTAN	57 LEONARD ST	Port Chester NY	DP-01327-13	05/31/2014
WILLIAM LOMBARDI	78 GRAND ST	Port Chester NY	DP-00446-14	02/28/2015
LUIS RICARDO	269 N. REGENT ST	Port Chester NY	DP 01751-13	08/15/2014
HERNAN SEPULVEDA	448 WILLET AV	Port Chester NY	DP 01738-13	07/31/2014
OLGA VALENTIN	52 BEECH ST	Port Chester NY	DP	07/30/2014
MARCO RUESTA	115 FOURMINE	Port Chester NY	DP 01620-13	
RITA CARDENAS	10 MADISON	Port Chester NY	DP 01712-13	07/31/2014
JESUS RODRIGUEZ	76 S REGENT ST	Port Chester NY	DP 01722-13	07/31/2014
MISTEL QUISEP	571 LOWST ST	Port Chester NY	DP 02465-13	12/15/2014
JAIMÉ CHICA	246 SEYMOUR ST	Port Chester NY		
SANTIAGO HENRIQUEZ				
LUIZ VILCHEZ	53 HOBART	Port Chester NY	DP 01822-13	07/31/2014
STEVE MURIEL	38 BROAD ST	Port Chester NY	DP-01141-13	05/31/2014
AMILCAR AGUILAR	77 PERRY	Port Chester NY	DP 01801-13	07/31/2014
AGUSTO ALIAGA	47 HORTENSI	Port Chester NY	DP 01580-13	01/06/2014
MOHAMMAD KABBAB	85 LINDEN DR	CARD NY	DP 01385-13	06/15/2014
JORGE RODRIGUEZ	95 ROCKMAN	Sleepy Hollow	DP 02144-13	08/31/2014

COMPANY NAME 12 C TAXI

CAR LIST

<u>CAR #</u>	<u>OWNER</u>	<u>MAKE AND YEAR</u>	<u>PLATE #</u>
13	AMILCAR AGUILAR	LINCOLN TOWN CAR 2004	16348TX
28	LUIS RICARDO	LINCOLN TOWN CAR 2004	22231TX
45	WILLIAM LONGRISI	LINCOLN TOWN CAR 2004	23018TX
63	ANAEN BOYBUN CORP	LINCOLN TOWN CAR 2007	12233TX
70	ANAEN BOYBUN CORP	MERURY 2006	11303TX
43	ANAEN BOYBUN CORP	LINCOLN TOWN CAR 2006	16491TX
04	ANAEN BOYBUN CORP	LINCOLN TOWN CAR 2005	12655TX
66	ANAEN BOYBUN CORP	LINCOLN TOWN CAR 2006	19986TX
65	ANAEN BOYBUN CORP	FORD 2004	18276TX
69	ANAEN BOYBUN CORP	LINCOLN TOWN CAR 2006	23957TX
08	Joaquin VALDIVINO	LINCOLN TOWN CAR 2004	16476TX
05	ANAEN BOYBUN CORP	FORD 2006	12740TX
12	EDUARDO CAMPOS	LINCOLN TOWN CAR 2006	12514TY
33	MOSHEE	LINCOLN TOWN CAR 2005	17320TY
34	ANA M GARCIA	LINCOLN TOWN CAR 2006	26873TX
37	JUAN BELTR	LINCOLN TOWN CAR 2005	23985TX
39	JANETH CAMPOS	LINCOLN TOWN CAR 2007	23981TX
63	ANAEN BOYBUN CORP	LINCOLN TOWN CAR	12233TX
40	ABUSTO ALIAGA	LINCOLN TOWN CAR 2006	11538TY
15	LUIS WILHEZ	LINCOLN TOWN CAR 2004	16570TY
17	ROBERTO MARTINEZ	LINCOLN TOWN CAR 2006	15572TY
10	KLEBERS SUAREZ	FORD CROWN VICT 2004	16579TY

Received

MAR 24 2014

Village Clerk
VILLAGE OF PORT CHESTER

APPLICATION FOR LICENSE OF COMPANY DISPATCHING

CHAPTER 295-20

1. Name Pedro Montoya SS# [REDACTED]
2. Address 70 Pershing Ave D.O.B [REDACTED]
Stamford CT 06905 Phone (203) 981-6497
3. Business Name Village Taxi Corp. Phone (914) 937-4040
Address 26 N. Main St. Port Chester NY 10573
4. Firm Partnership Corporation Yes
5. Are You Authorized to do Business in New York State Yes
6. Names, Addresses & Social Security #'s of all Partners, Owners & Officers of the corporation or business & holders of 10% or more of the outstanding stock on indebtedness of such entity
Pedro Montoya 70 Pershing Ave [REDACTED]
7. Has the applicant, owner, partner, stockholder or any officer been convicted of a misdemeanor or felony? If so, state name and conviction
No Conviction [REDACTED]
8. Location of dispatching headquarters 26 N. Main St. Port Chester NY 10573
9. Has applicant ever been licensed under any provision of this Chapter of the Code of the Village of Port Chester or any similar law of any jurisdiction? Yes No
10. Has such licensed ever been rescinded or revoked? Yes No
11. If yes, Cause N/A
12. Does the applicant understand that it is unlawful for such person, firm or corporation to employ or dispatch drivers who are not properly licensed Yes
13. Will the person, firm or corporation making this application employ any radio signal device in connection with relaying service requests to taxi cab drivers?
Yes No
14. If so, type of device 0008473902 Signal & Frequency KNCN 92.1

The following must be submitted with this application:

1. Certificate of Liability Insurance for your business.
2. Copy of your FCC License.
3. Car List
4. Driver List

(OVER)

All licenses will expire on March 31st of each year.

The annual fee for such license is \$400.00 payable at time of issuance of license.

This license is not transferrable.

THE UNDERSIGNED APPLICANT HEREBY SWEARS THAT HE HAS READ AND UNDERSTANDS ALL OF THE ABOVE AND CERTIFIES TO ALL OF THE ABOVE. FALSE REPLIES TO ANY OF THE QUESTIONS HEREIN UNDER THE LAW CONSTITUTES PERJURY; SUCH FALSITY WILL RESULT IN REFUSAL OF LICENSE, OR IF PREVIOUSLY GRANTED IN REVOCATION OF SAME.

"It is a crime punshible as a CLASS A MISDEMEANOR to knowingly make false statements therein"

Dated 03/22/2014.

[Signature]
Applicant Signature

Corporate Name

Corporate Officer

State of New York (CT)
County of Westchester) ss: Fairfield

_____, being duly sworn, deposes and says that he is the individual making the foregoing application for a company dispatching license, that the answers to the foregoing questions and other statements contained therein are true.

Sworn to before me this 22
day of MARCH.

[Signature]
Notary Public

MOISES CARLOS ROSALES
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Sept. 30, 2018



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/14/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

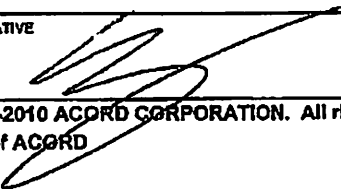
PRODUCER The Friendly Group Ltd 287 10th Avenue New York, NY 10001	CONTACT NAME: Chris C. PHONE (A/C No. Ext): 212-847-8833 FAX (A/C No.): 212-843-1628 E-MAIL ADDRESS: chris@thefriendlygroup.com
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: United States Liability Ins Co 26895 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Village Taxi Corp & Port Chester Taxi 28 North Main Street Port Chester, NY 10573	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBH WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CL1647505	04/08/2014	04/08/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ INCLUDED \$
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/ MEMBER EXCLUDED? <small>(Mandatory in NH)</small> If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 The Village of Port Chester, and its Board Officers, Employees and/or Volunteers are named as additional insured, subject to the terms, conditions and exclusions of the actual insurance policy at the time of issuance. Waiver of Subrogation applies.

CERTIFICATE HOLDER Village of Port Chester 222 Grace Church Street Port Chester, NY 10573	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VILLAGE TAXI CORP

ATTN: PEDRO D. MONTOYA
VILLAGE TAXI CORP
26 N.MAIN ST.
PORT CHESTER, NY 10573

Call Sign KNCN921	File Number 0005645346
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0008473902

Grant Date 07-09-2005	Effective Date 02-13-2013	Expiration Date 08-29-2015	Print Date 02-13-2013
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 Address: 8 S MAIN ST
City: PORT CHESTER County: WESTCHESTER State: NY
Lat (NAD83): 41-00-04.4 N Long (NAD83): 073-39-49.5 W ASR No.: N/A Ground Elev: 6.0

Loc. 2 Area of Operation
Operating within a 121.0 km radius around fixed location 1

Antennas

Loc. No.	Ant. No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000151.6850000	FB	1		20K0F3E	100.000	10.000	12.0	0.0	
2	1	000151.6850000	MO	28		20K0F3E	100.000				

Control Points

Control Pt. No. 2
Address: 10 Broad St.
City: Port Chester County: WESTCHESTER State: NY Telephone Number: (914)937-4040

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

CAR LIST

COMPANY NAME: Village Taxi Corp. 3/20/2014

CAR #	OWNER	MAKE AND YEAR		PLATE
01	Freddy E. Briones	Lincoln CT	2006	16467 TX
49	Arturo Alvarez	Ford CVC	2005	17955 TY
62	Rosaura Avendano	Ford CVC	2004	17980 TX
16	Milton Ciriaco	Mercury	2004	11544 TY
46	Gustavo Ostos	Lincoln TC	2005	17475 TX
30	Gabriel Vasquez	Lincoln TC	2005	19200 TX
60	Nelly Quezada	Lincoln TC	2006	13732 TX
58	Favian Brito	Lincoln	2004	16348 TX
36	Sebastián Cervantes	Lincoln	2007	16429 TX
9	Silvio P. Morales	Lincoln	200	21937 TX
29	Pablo Quezada	Lincoln TC	2004	20549 TX
9	Johnathan P. Morales	Lincoln	2005	16576 TY
2	Laura Brito	Lincoln	2005	23042 TX
68	Jose Olivera	Toyota Sienna	2005	16400 TX
41	Herry Salcedo	Lincoln	2007	17956 TY

DRIVER LIST

COMAPANY NAME:

VILLAGE TAXI CORP

3/20/2014

DRIVE NAME	STREET ADDRESS	CITY/SATTE ZIP CODE	TLC LICENSE#	EXP.DATE
Rosaura Avendano	140 Grace Church Apt H1	Portchester NY 10573	DP 01679-12 MID 250793997	7/31/2014
Julia Alvarez	211 Cleveland St 2Fl.	Portchester NY 10573	DP 01749-12 MID 500954976	7/31/2014
Eduardo Carrasco	211 Cleveland St 2Fl.	Portchester NY 10573	DP 01750-12 MID 679904613	7/31/2014
Ciceron Ciriaco	235 Locus Ave 1Fl	Portchester NY 10573	DP 01622-12 MID 219492862	7/31/2014
Milton Ciriaco	235 Locus Ave 1Fl	Portchester NY 10573	DPT00961-12 MID 327490659	5/31/2014
Johnathan P. Morales	35 Mataron Place	Portchester NY 10573	DP 001530 MID 819223265	8/15/2014
Denni Reyes Gonzalez	233 Fisher Ave Apt 1	Portchester NY 10573	DP 022055-12 MID 414677173	9/30/2014
Favian Brito	437 Willett Ave #1	Portchester NY 10573	DP00288-13 MID 653736848	2/28/2014
Carlos Maldonado Romero	10 Broad St.	Portchester NY 10573	DP 02422-11 MID 367276586	10/31/2014
Gustavo C. Ostos	82 Piggott Rd.	Mahopac NY 10541	DP 01841-11 MID 717455884	8/31/2014
Sebastian Cervantes	636 Main St Apr 1	New Rochell NY10801	DP01703-12 MID 872206168	7/31/2014
Joge Castillo	423 Orchard St	Portchester NY 10573	DP02339-11 MID 13364263	8/31/2014

Pablo Quezada	268 King ST	Portchester NY 10573	DP01749-12 MID 327490659	7/31/2014
William G. Quezada	268 King ST	Portchester NY 10573	DP01707-12 MID 526641644	7/31/2014
Nelly Quezada	268 King ST	Portchester NY 10573	DP0168611 MID447640589	7/31/2014
Freddy E Briones	22 Sands St Apt 1	Portchester NY 10573	DP01571-11 MID 942415697	7/31/2014
Gabriel C Vasquez	78 Grace Church St	Portchester NY 10573	DP01800-13 MID588987636	7/31/2014
Laura Brito	437 Willet Ave.	Portchester NY 10573	DP01663-13 MID 653736848	7/31/2014

RESOLUTION
APPOINTMENT OF MEMBER TO PARK COMMISSION

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution
as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that GINGER CORBIA, residing in Port Chester New York be and hereby
is appointed as a full member of the Port Chester PARK COMMISSION, effective
immediately with said term expiring on 12-31-2018.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

RESOLUTION
APPOINTMENT OF MEMBER TO TRAFFIC COMMISSION

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that CHARLES A. GERACI, residing in Port Chester New York be and hereby is appointed as a full member of the Port Chester TRAFFIC COMMISSION, effective immediately with said term expiring on 12/31/2016.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

RESOLUTION
APPOINTMENT OF MEMBER TO BOARD OF ETHICS

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that _____, residing in Port Chester New York be and hereby is appointed as a full member of the Port Chester Board of Ethics, effective immediately.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

RESOLUTION
APPOINTMENT OF MEMBER TO WATERFRONT COMMISSION

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution
as adopted by the Board of Trustees of the Village of Port Chester,
New York:

RESOLVED, that DONALD RAY HENSLEY, JR., residing in Port Chester New York
be and hereby is appointed as an alternate member of the Port Chester Waterfront
Commission, effective immediately with said term expiring on 12/02/2017.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

RESOLUTION
REAPPOINTMENT OF MEMBER TO PLANNING COMMISSION

On motion of TRUSTEE , seconded by TRUSTEE , the following resolution
as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that GREGG GREGORY, residing in Port Chester New York, be
and hereby is reappointed as a member of the Port Chester PLANNING COMMISSION,
with said term expiring on 06/16/2017.

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

RESOLUTION
REAPPOINTMENT OF MEMBER TO PLANNING COMMISSION

On motion of TRUSTEE , seconded by TRUSTEE , the following resolution
as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that KEVIN PELLON, residing in Port Chester New York, be and
hereby is reappointed as a member of the Port Chester PLANNING COMMISSION, with
said term expiring on 06/16/2017.

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Choose a Department

Village BOT Meeting Date: 7/21/2014

Item Type: Resolution

Description	Yes	No	Description	Yes	No
Fiscal Impact	X		Public Hearing Required	X	
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			Quality of Life & Village Image		
Agreement			Manager Priorities		
Strategic Plan Related			Choose a Manager Priority		

Sponsor's Name: Leonie Douglas, Village Treasurer

Agenda Heading Title
(Will appear as indicated below on Agenda)

Environmental Compliance, Bond Resolution A, B, C, D, & E

Summary

Background: FY 2014-15 Capital Budget was adopted during our budget process. These bonding resolutions totaling \$4,009,400 supports the financing of these projects: of the \$4,009,400, \$2,000,000 is for the 2nd phase of our Sewer Improvement project and the remaining \$2,009,400 are for new police, fire, DPW vehicles, building improvement, hardwiring of paystations, parks equipment, and road resurfacing.

Proposed Action

That the Board of Trustees adopt the Resolution Setting a Public Hearing

Attachments

**EXTRACTS FROM MINUTES OF A
MEETING OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(Environmental Compliance Resolution – Various Improvements)

A regular meeting of the Board of Trustees the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at _____, in Port Chester, New York, on July_____, 2014 at __:__ P.M.

(Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees) with ____ negative votes and ____ votes absent.

**ENVIRONMENTAL COMPLIANCE RESOLUTION TO MAKE FINDINGS
AND DETERMINATIONS**

WHEREAS, _____, the Village Engineer (the “Engineer”), has, at the request of the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, reviewed plans and cost estimates for various improvements to the Village’s infrastructure and material as described in four (4) serial bond resolutions to be adopted by the Board of Trustees subsequent to the adoption of this resolution (the “Project”) and said plans and costs estimates have been filed in the office of the Village Clerk and are on file for public inspection, as may be applicable; and

WHEREAS, the Village has determined that upon the examination of an environmental assessment form (“EAF”) prepared by the Engineer, that all components the Project are “Type II” or “unlisted” actions, as those terms are defined in 6 NYCRR §617.2, and therefore the Village caused the EAF to be prepared and filed with the Village Clerk, as may be applicable; and

WHEREAS, it is proposed that the maximum amount estimated to be expended for the Project in its entirety is \$2,009,400 and that the costs of the Project, in whole or in part, as authorized by the Board of Trustees of the Village, are to be financed by the issuance of serial bonds of the Village pursuant to the Local Finance Law and, if deemed advisable, by the issuance of bond anticipation notes in anticipation of the issuance of said bonds; and

WHEREAS, it is proposed that the costs of the Project, as aforesaid, are to be paid in part from a tax levied upon all the taxable property in the Village in annual installments determined by the Board of Trustees;

NOW THEREFORE, pursuant to proceedings prescribed in 6 NYCRR at §617 of the State Environmental Quality Review Act (“SEQRA”) regulations, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER, NEW YORK, as follows:

Section 1. The Village, by and through its Board of Trustees, declares and designates itself to be the “lead agency” as that term is defined in 6 NYCRR §617.2(u), with respect to the continuing environmental review of the Project.

Section 2. It is hereby determined that the Project as aforesaid, is a “Type II”, as that term is defined in 6 NYCRR §617.2(aj).

Section 3. No other agency other than the Village is involved in said environmental review and no coordinated review is necessary or required.

Section 4. No hearing as set forth in 6 NYCRR §617.9(a)(4) is required in making the determinations contained herein with respect to the costs of the Project.

Section 5. Taking into account the criteria set forth in 6 NYCRR §617.7(c) upon review of all pertinent information, including taking a hard look at all the facts and circumstances, it is determined that the Project: does not require segmentation for adequate environmental compliance analysis, includes no unanticipated or unidentified adverse effects which should be anticipated with respect thereto, and is precluded from further review under the Environmental Conservation Law.

Section 6. It is hereby determined that for purposes of the SEQRA regulations the bond resolutions referred hereinabove to be adopted by the Board of Trustees under the Local Finance Law to finance the Project shall not be or be deemed to be an “action”, as that term is defined in 6 NYCRR §617.2(b), until its effectiveness following the estoppel period prescribed in §82.00 of the Local Finance Law.

Section 7. Taking into account the criteria set forth in 6 NYCRR §617, upon review of all pertinent information, including taking a hard look at all the facts and circumstances, it is determined that the Project (i) will not have a significant effect on the climate or climate change, and (ii) will not have a significant effect on the environment, and no unidentified adverse effects are anticipated with respect thereto and are precluded from further review under the Environmental Conservation Law.

Section 8. The Village shall include a true copy of this resolution in the file maintained, readily accessible to the public, in the office of the Village Clerk, containing the EAF.

Section 9. This resolution shall take effect immediately upon its adoption by the Board of Trustees of the Village.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester (the "Village"), located in the County of Westchester, State of New York, **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on July____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ___ day of _____, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**EXTRACTS FROM MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(A - \$275,400 – Various Purposes, 5 years)

A regular meeting of the Board of Trustees of the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at Village Hall, in the Village of Port Chester, New York, on July _____, 2014 at _:___ P.M. (Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees of the Village was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with ____ negative votes and ____ votes absent.

BOND RESOLUTION, DATED JULY _____, 2014, AUTHORIZING THE ISSUANCE OF UP TO \$275,400 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF (I) THE ACQUISITION, OF MOTOR VEHICLES AND (II) THE ACQUISITION OF PARKING PAY STATIONS.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of (i) the acquisition of motor vehicles (\$173,400) and (ii) the acquisition of parking pay stations (\$102,000) in and for the Village, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$275,400, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$275,400, pursuant to the Local Finance Law, in order to finance the costs of the specific objects or purposes, or classes of objects or purposes, hereinafter described.

Section 2. The specific objects or purposes, or class of objects or purposes, to be financed pursuant to this bond resolution (collectively, the “Project”), the respective estimated maximum cost of such specific objects or purposes, the principal amount of serial bonds, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, authorized for such specific objects or purposes, and the period of probable usefulness of such specific objects

or purposes or class of objects or purposes pursuant to the applicable subdivision of paragraph a of Section 11.00 of the Local Finance law, are as follows:

(a) The acquisition of motor vehicles, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at an estimated maximum cost of \$173,400 for which \$173,400 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of five (5) years pursuant to subdivision 29 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of five (5) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and

(b) The acquisition of parking pay stations, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$102,000 for which \$102,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of five (5) years pursuant to subdivision 50 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of five (5) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$275,400; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board

of Trustees of the Village plans to finance the costs of the Project from (i) the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall not be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in the Journal News, and Westmore News, the official newspapers of the Village, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance

of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village

and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This resolution shall be effective immediately upon its due adoption by the Board of Trustees of the Village.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester, located in the County of Westchester, State of New York (the "Village"), **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on July _____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees of the Village.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees of the Village who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ___ day of July, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK**

ESTOPPEL NOTICE

The bond resolution published herewith was adopted by the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, on July _____, 2014. The validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this notice, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Date: _____, 2014

/s/ Janusz R. Richards _____
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**EXTRACTS FROM MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(B - \$30,600 – HVAC systems, 10 years)

A regular meeting of the Board of Trustees of the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at Village Hall, in the Village of Port Chester, New York, on July _____, 2014 at ___:___ P.M. (Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees of the Village was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with ____ negative votes and ____ votes absent.

BOND RESOLUTION, DATED JULY __, 2014, AUTHORIZING THE ISSUANCE OF UP TO \$30,600 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE INSTALLATION OR RECONSTRUCTION OF A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM IN A CLASS A BUILDING.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the installation or reconstruction of a heating, ventilation or air conditioning system in a Class A building , including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$30,600, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$30,600, pursuant to the Local Finance Law, in order to finance the costs of the installation or reconstruction of a heating, ventilation or air conditioning system in a Class A building , including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto (collectively, the “Project”).

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$30,600; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board

of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds except to the extent of Federal or State aid received by the Village, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto*; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is an object or purpose, or of a class of object or purpose, as described in subdivision 13 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is ten (10) years. The serial bonds authorized herein shall have a maximum maturity of ten (10) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village

Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in the Journal News, and Westmore News, the official newspapers of the Village, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if

such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by

the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester, located in the County of Westchester, State of New York (the "Village"), **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on _____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees of the Village.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees of the Village who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ___ day of July, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, has on the ___ day of July, 2014, duly adopted, pursuant to the Local Finance Law of New York, a bond resolution which:

(1) authorizes the Board of Trustees of the Village to finance the costs of the installation or reconstruction of a heating, ventilation or air conditioning system in a Class A building, and authorizes the issuance of up to \$30,600 aggregate principal amount of serial bonds of the Village to finance the costs of such purpose, and

(2) states the estimated maximum total costs of such acquisition, construction and reconstruction to be not in excess of \$30,600, states that such costs will be financed, in whole or in part, with the issuance of obligations authorized in such bond resolution and sets forth the plan of financing of the costs of such purpose, and

(3) determines the period of probable usefulness of the purpose to be ten (10) years, and

(4) determines that the maximum maturity of such serial bonds will be in excess of five (5) years, and

(5) delegates to the Village Treasurer the power to prescribe the terms, form and contents of such serial bonds and the power to authorize the issuance of, and the power to prescribe the terms, form and contents of, any bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, and to issue, sell and deliver such serial bonds and such bond anticipation notes, and

(6) states that the validity of such serial bonds, or of such bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if (a) such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or (b) the provisions of law, which should have been complied with as of the date of publication of such bond resolution, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or (c) if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Such bond resolution is subject to a permissive referendum under the provisions of Article 9 of the Village Law and petitions protesting against such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval may be filed with the Village Clerk at any time within thirty (30) days after the date of the adoption of such bond resolution.

By order of the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York.

Dated: July __, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
AFFIDAVIT AS TO POSTING**

STATE OF NEW YORK)
)SS.:
COUNTY OF WESTCHESTER)

JANUSZ R. RICHARDS, being duly sworn, **DEPOSES AND SAYS**:

1. That he is the Village Clerk of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in County of Westchester.

2. On the ___ day of July, 2014, he posted a form of Public Notice relative to the bond resolution relating to the financing of the costs of the installation or reconstruction of a heating, ventilation or air conditioning system in a Class A building, adopted by the Board of Trustees of the Village on July ___, 2014, a true copy of which is annexed hereto and made a part hereof, in the six (6) conspicuous places in the Village:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Sworn to before me this _____
day of _____, 2014

NOTARY PUBLIC

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
CERTIFICATE OF NO PROTEST**

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, **HEREBY CERTIFY** as follows:

1. The Board of Trustees of the Village at a regular meeting thereof duly called and held on July ____, 2014, adopted a bond resolution having the following title:

**BOND RESOLUTION, DATED JULY ____, 2014, AUTHORIZING THE
ISSUANCE OF UP TO \$30,600 AGGREGATE PRINCIPAL AMOUNT
SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF
WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL
FINANCE LAW, TO FINANCE THE COSTS OF THE INSTALLATION OR
RECONSTRUCTION OF A HEATING, VENTILATION OR AIR
CONDITIONING SYSTEM IN A CLASS A BUILDING.**

2. On and prior to the date hereof, no petition or petitions protesting such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval have been filed with the Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ____ day of July, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK**

ESTOPPEL NOTICE

The bond resolution published herewith was adopted by the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, on July ____, 2014. The effectiveness of such bond resolution was subject to a permissive referendum and notice thereof was given as prescribed by law. The period of time prescribed by law has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this notice, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Date: _____, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**EXTRACTS FROM MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(C - \$1,550,400 – Streets/Machinery & Apparatus, 15 years)

A regular meeting of the Board of Trustees of the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at Village Hall, in the Village of Port Chester, New York, on July __, 2014 at __: __ P.M. (Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees of the Village was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with ____ negative votes and ____ votes absent.

BOND RESOLUTION, DATED JULY____, 2014, AUTHORIZING THE ISSUANCE OF UP TO \$1,550,400 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF (I) THE ACQUISITION, CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO VILLAGE STREETS AND (II) THE ACQUISITION OF MACHINERY AND APPARATUS FOR CONSTRUCTION AND MAINTENANCE.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of (i) the acquisition, construction and reconstruction of improvements to Village streets (\$1,020,000) and (ii) the acquisition of machinery and apparatus for construction and maintenance (\$530,400), including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$1,550,400, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$1,550,400, pursuant to the Local Finance Law, in order to finance the costs of the specific objects or purposes, or classes of objects or purposes, hereinafter described.

Section 2. The specific objects or purposes, or class of objects or purposes, to be financed pursuant to this bond resolution (collectively, the “Project”), the respective estimated maximum cost of such specific objects or purposes, the principal amount of serial bonds, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, authorized for such specific objects or purposes, and the period of probable usefulness of such specific objects

or purposes or class of objects or purposes pursuant to the applicable subdivision of paragraph a of Section 11.00 of the Local Finance law, are as follows:

(a) The acquisition, construction and reconstruction of improvements to Village streets, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at an estimated maximum cost of \$1,020,000 for which \$1,020,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of fifteen (15) years pursuant to subdivision 20(c) of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and

(b) The acquisition of machinery and apparatus for construction and maintenance, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$530,400 for which \$530,400 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of fifteen (15) years pursuant to subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$1,550,400; (b) no money has

heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in the Journal News, and Westmore News, the official newspapers of the Village, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or

modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on

or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the

Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester, located in the County of Westchester, State of New York (the "Village"), **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on July ____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees of the Village.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees of the Village who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ____ day of July, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, has on the ____ day of July, 2014, duly adopted, pursuant to the Local Finance Law of New York, a bond resolution which:

(1) authorizes the Board of Trustees of the Village to finance the costs of (i) the acquisition, construction and reconstruction of improvements to Village streets (\$1,020,000) and (ii) the acquisition of machinery and apparatus for construction and maintenance (\$530,400), and authorizes the issuance of up to \$1,550,400 aggregate principal amount of serial bonds of the Village to finance the costs of such purposes, and

(2) states the estimated maximum total costs of such acquisition, construction and reconstruction to be not in excess of \$1,550,400, states that such costs will be financed, in whole or in part, with the issuance of obligations authorized in such bond resolution and sets forth the plan of financing of the costs of such purposes, and

(3) determines the period of probable usefulness of the purposes to be fifteen (15) years, and

(4) determines that the maximum maturity of such serial bonds will be in excess of five (5) years, and

(5) delegates to the Village Treasurer the power to prescribe the terms, form and contents of such serial bonds and the power to authorize the issuance of, and the power to prescribe the terms, form and contents of, any bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, and to issue, sell and deliver such serial bonds and such bond anticipation notes, and

(6) states that the validity of such serial bonds, or of such bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if (a) such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or (b) the provisions of law, which should have been complied with as of the date of publication of such bond resolution, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or (c) if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Such bond resolution is subject to a permissive referendum under the provisions of Article 9 of the Village Law and petitions protesting against such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval may be filed with the Village Clerk at any time within thirty (30) days after the date of the adoption of such bond resolution.

By order of the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York.

Dated: July __, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
AFFIDAVIT AS TO POSTING**

STATE OF NEW YORK)
)SS.:
COUNTY OF WESTCHESTER)

JANUSZ R. RICHARDS, being duly sworn, **DEPOSES AND SAYS**:

1. That she is the Village Clerk of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in County of Westchester.

2. On the ___ day of July, 2014, he posted a form of Public Notice relative to the bond resolution relating to the financing of the costs of (i) the acquisition, construction and reconstruction of improvements to Village streets and (ii) the acquisition of machinery and apparatus for construction and maintenance adopted by the Board of Trustees of the Village on July _____, 2014, a true copy of which is annexed hereto and made a part hereof, in the six (6) conspicuous places in the Village:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Sworn to before me this _____
day of _____, 2014

NOTARY PUBLIC

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
CERTIFICATE OF NO PROTEST**

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, **HEREBY CERTIFY** as follows:

1. The Board of Trustees of the Village at a regular meeting thereof duly called and held on July____, 2014, adopted a bond resolution having the following title:

**BOND RESOLUTION, DATED JULY____, 2014, AUTHORIZING THE
ISSUANCE OF UP TO \$1,550,400 AGGREGATE PRINCIPAL AMOUNT
SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF
WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL
FINANCE LAW, TO FINANCE THE COSTS OF (I) THE ACQUISITION,
CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO
VILLAGE STREETS AND (II) THE ACQUISITION OF MACHINERY AND
APPARATUS FOR CONSTRUCTION AND MAINTENANCE.**

2. On and prior to the date hereof, no petition or petitions protesting such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval have been filed with the Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ____ day of July, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK**

ESTOPPEL NOTICE

The bond resolution published herewith was adopted by the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, on July____, 2014. The effectiveness of such bond resolution was subject to a permissive referendum and notice thereof was given as prescribed by law. The period of time prescribed by law has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this notice, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Date: _____, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**EXTRACTS FROM MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(D-\$153,000 – Building Improvements, 25 years)

A regular meeting of the Board of Trustees of the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at Village Hall, in the Village of Port Chester, New York, on July____, 2014 at __:__ P.M. (Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees of the Village was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with ____ negative votes and ____ votes absent.

BOND RESOLUTION, DATED JULY____, 2014, AUTHORIZING THE ISSUANCE OF UP TO \$153,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION, CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO VILLAGE BUILDINGS.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the acquisition, construction and reconstruction of improvements to Village buildings, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$153,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$153,000, pursuant to the Local Finance Law, in order to finance the costs of the acquisition, construction and reconstruction of improvements to Village buildings, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto (collectively, the “Project”).

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$153,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board

of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is an object or purpose, or of a class of object or purpose, as described in subdivision 12(a)(1) of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is twenty-five (25) years (such buildings being of “Class A” construction as that term is defined in Section 11.00 of the Local Finance Law). The serial bonds authorized herein shall have a maximum maturity of twenty-five (25) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant

to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in the Journal News, and Westmore News, the official newspapers of the Village, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State

Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the

defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph

and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester, located in the County of Westchester, State of New York (the "Village"), **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on July _____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees of the Village.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees of the Village who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ___ day of _____, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, has on the ____ day of July, 2014, duly adopted, pursuant to the Local Finance Law of New York, a bond resolution which:

(1) authorizes the Board of Trustees of the Village to finance the costs of the acquisition, construction and reconstruction of improvements to Village buildings, and authorizes the issuance of up to \$153,000 aggregate principal amount of serial bonds of the Village to finance the costs of such purpose, and

(2) states the estimated maximum total costs of such acquisition, construction and reconstruction to be not in excess of \$153,000, states that such costs will be financed, in whole or in part, with the issuance of obligations authorized in such bond resolution and sets forth the plan of financing of the costs of such purpose, and

(3) determines the period of probable usefulness of the purpose to be twenty-five (25) years, and

(4) determines that the maximum maturity of such serial bonds will be in excess of five (5) years, and

(5) delegates to the Village Treasurer the power to prescribe the terms, form and contents of such serial bonds and the power to authorize the issuance of, and the power to prescribe the terms, form and contents of, any bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, and to issue, sell and deliver such serial bonds and such bond anticipation notes, and

(6) states that the validity of such serial bonds, or of such bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if (a) such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or (b) the provisions of law, which should have been complied with as of the date of publication of such bond resolution, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or (c) if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Such bond resolution is subject to a permissive referendum under the provisions of Article 9 of the Village Law and petitions protesting against such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval may be filed with the Village Clerk at any time within thirty (30) days after the date of the adoption of such bond resolution.

By order of the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York.

Dated: _____, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
AFFIDAVIT AS TO POSTING**

STATE OF NEW YORK)
)SS.:
COUNTY OF WESTCHESTER)

JANUSZ R. RICHARDS, being duly sworn, **DEPOSES AND SAYS**:

1. That she is the Village Clerk of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in County of Westchester.

2. On the ___ day of July, 2014, he posted a form of Public Notice relative to the bond resolution relating to the financing of the costs of the acquisition, construction and reconstruction of improvements to Village buildings, adopted by the Board of Trustees of the Village on July ___, 2014, a true copy of which is annexed hereto and made a part hereof, in the six (6) conspicuous places in the Village:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Sworn to before me this _____
day of _____, 2014

NOTARY PUBLIC

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
CERTIFICATE OF NO PROTEST**

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, **HEREBY CERTIFY** as follows:

1. The Board of Trustees of the Village at a regular meeting thereof duly called and held on July____, 2014, adopted a bond resolution having the following title:

**BOND RESOLUTION, DATED JULY____, 2014, AUTHORIZING THE
ISSUANCE OF UP TO \$153,000 AGGREGATE PRINCIPAL AMOUNT
SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF
WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL
FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION,
CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO
VILLAGE BUILDINGS.**

2. On and prior to the date hereof, no petition or petitions protesting such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval have been filed with the Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ____ day of _____, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK**

ESTOPPEL NOTICE

The bond resolution published herewith was adopted by the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, on _____, 2014. The effectiveness of such bond resolution was subject to a permissive referendum and notice thereof was given as prescribed by law. The period of time prescribed by law has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this notice, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Date: _____, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**EXTRACTS FROM MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK**

(E-\$2,000,000 – Sewer Improvements)

A regular meeting of the Board of Trustees of the Village of Port Chester (the “Village”), located in the County of Westchester, State of New York, was held at Village Hall, in the Village of Port Chester, New York, on _____, 2014 at _:_ P.M. (Prevailing Time), at which meeting a quorum was at all times present and acting. There were:

PRESENT:

ABSENT:

ALSO PRESENT:

* * * * *

Trustee _____ submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee _____. The Board of Trustees of the Village was polled. The motion was adopted by a vote of ____ affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with ____ negative votes and ____ votes absent.

BOND RESOLUTION, DATED _____, 2014, AUTHORIZING THE ISSUANCE OF UP TO \$2,000,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION, CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO VILLAGE SANITARY SEWER SYSTEMS.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the acquisition, construction and reconstruction of improvements to Village sanitary sewer systems including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto (the “Project”), at a total estimated cost not to exceed \$2,000,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$2,000,000, pursuant to the Local Finance Law, in order to finance the costs of the acquisition, construction and reconstruction of improvements to Village sanitary sewer system, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto.

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$2,000,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial

bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is an object or purpose, or of a class of object or purpose, as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is thirty (30) years. The serial bonds authorized herein shall have a maximum maturity of thirty (30) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes

and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in the Journal News, and Westmore News, the official newspapers of the Village, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance

proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied

to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village’s continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”) to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village’s continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer

is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester, located in the County of Westchester, State of New York (the "Village"), **HEREBY CERTIFY** as follows:

1. A regular meeting of the Board of Trustees of the Village was duly held on _____, 2014, and minutes of such meeting have been duly recorded in the Minute Book kept by me in accordance with the law for the purpose of recording the minutes of meetings of the Board of Trustees of the Village.

2. I have compared the attached extract with such minutes so recorded and such extract is a true and correct copy of such minutes and of the whole thereof insofar as such minutes relate to matters referred to in such extract.

3. Such minutes correctly state the time when such meeting was convened and the place where such meeting was held and the members of the Board of Trustees of the Village who attended such meeting.

4. Notice of such meeting was given as prescribed by law and such meeting was open to all persons who were entitled by law to attend such meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ___ day of _____, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, has on the ____ day of _____, 2014, duly adopted, pursuant to the Local Finance Law of New York, a bond resolution which:

(1) authorizes the Board of Trustees of the Village to finance the costs of the acquisition, construction and reconstruction of improvements to Village storm and sanitary sewer systems, and authorizes the issuance of up to \$2,000,000 aggregate principal amount of serial bonds of the Village to finance the costs of such purpose, and

(2) states the estimated maximum total costs of such acquisition, construction and reconstruction to be not in excess of \$2,000,000, states that such costs will be financed, in whole or in part, with the issuance of obligations authorized in such bond resolution and sets forth the plan of financing of the costs of such purpose, and

(3) determines the period of probable usefulness of the purpose to be thirty (30) years, and

(4) determines that the maximum maturity of such serial bonds will be in excess of five (5) years, and

(5) delegates to the Village Treasurer the power to prescribe the terms, form and contents of such serial bonds and the power to authorize the issuance of, and the power to prescribe the terms, form and contents of, any bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, and to issue, sell and deliver such serial bonds and such bond anticipation notes, and

(6) states that the validity of such serial bonds, or of such bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if (a) such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or (b) the provisions of law, which should have been complied with as of the date of publication of such bond resolution, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or (c) if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Such bond resolution is subject to a permissive referendum under the provisions of Article 9 of the Village Law and petitions protesting against such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval may be filed with the Village Clerk at any time within thirty (30) days after the date of the adoption of such bond resolution.

By order of the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York.

Dated: _____, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
AFFIDAVIT AS TO POSTING**

STATE OF NEW YORK)
)SS.:
COUNTY OF WESTCHESTER)

JANUSZ R. RICHARDS, being duly sworn, **DEPOSES AND SAYS**:

1. That I am the Village Clerk of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in County of Westchester.

2. On the ___ day of _____, 2014, I posted a form of Public Notice relative to the bond resolution relating to the financing of the costs of the acquisition, construction and reconstruction of improvements to Village storm and sanitary sewer systems, adopted by the Board of Trustees of the Village on _____, 2014, a true copy of which is annexed hereto and made a part hereof, in the six (6) conspicuous places in the Village:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Sworn to before me this _____
day of _____, 2014

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

NOTARY PUBLIC

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK
CERTIFICATE OF NO PROTEST**

I, **JANUSZ R. RICHARDS**, Village Clerk of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, **HEREBY CERTIFY** as follows:

1. The Board of Trustees of the Village at a regular meeting thereof duly called and held on _____, 2014, adopted a bond resolution having the following title:

**BOND RESOLUTION, DATED _____, 2014, AUTHORIZING THE
ISSUANCE OF UP TO \$2,000,000 AGGREGATE PRINCIPAL AMOUNT
SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF
WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL
FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION,
CONSTRUCTION AND RECONSTRUCTION OF IMPROVEMENTS TO
VILLAGE STORM AND SANITARY SEWER SYSTEMS.**

2. On and prior to the date hereof, no petition or petitions protesting such bond resolution and requesting that it be submitted to the electors of the Village for their approval or disapproval have been filed with the Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Village, this ____ day of _____, 2014.

(SEAL)

JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**VILLAGE OF PORT CHESTER
COUNTY OF WESTCHESTER, NEW YORK**

ESTOPPEL NOTICE

The bond resolution published herewith was adopted by the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, on _____, 2014. The effectiveness of such bond resolution was subject to a permissive referendum and notice thereof was given as prescribed by law. The period of time prescribed by law has elapsed for the submission and filing of a petition for a permissive referendum and a valid petition has not been submitted and filed. The validity of the obligations authorized by such bond resolution may be hereafter contested only if such obligations were authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this notice, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Date: _____, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

**Village of Port Chester
Capital Plan for FY 2014-15
Financing Schedule**

	Adopted Capital Budget	PPU	Section	Resolution	Bond Amount (Plus 2%)
Two (2) Police Cars	100,000	5 Years	29 A		102,000
Hardwire New Paystations	100,000	5 Years	50 A		102,000
Two (2) Fire Chief Ford Expeditions	70,000	5 Years	29 A		71,400
Resolution A Total	<u>270,000</u>				<u>275,400</u>
222 Grace Church HVAC Replacement	30,000	10 Years	13 B		30,600
Resolution B Total	<u>30,000</u>				<u>30,600</u>
Four (4) F550 FWD Dump Body Truck	200,000	15 Years	28 C		204,000
Street Resurfacing FY 2014-15 (NYS C.H.I.P.S. Funding - \$150,000)	1,000,000	15 Years	28 C		1,020,000
12 Ft. Deck Lawn Mower-Parks	70,000	15 Years	28 C		71,400
31 Yard Sanitation Truck	250,000	15 Years	28 C		255,000
Resolution C Total	<u>1,520,000</u>				<u>1,550,400</u>
Bush Homestead Refurbishing	50,000	25 Years	12(a)(1)	D	51,000
Police Building Improvement	100,000	25 Years	12(a)(1)	D	102,000
Resolution D Total	<u>150,000</u>				<u>153,000</u>
Sewer Improvement FT 02014-15 (added)		30 Years		E	<u>2,000,000</u>
					<u>2,000,000</u>
Total FY 2014-15 Capital Financing Resolutions	<u>1,970,000</u>				<u>4,009,400</u>

NB: Please note that 2% is added to cover Bond Financing Costs.

Updated 7/14/14.



Village of Port Chester Analysis of Current and Future Bonding
General Fund
Summary

FY Ended May 31:	Current Debt Service	Bonds in 2015 Debt Svce.	Current + 2015 Debt Svce.	BANs + Bonds in 2018 Debt Svce.	Current + BANs & 2018 Debt Svce.	Difference
2015	4,071,291		4,071,291		4,071,291	
2016	3,747,879	255,238	4,003,117	402,813	4,150,691	147,575
2017	3,345,529	258,218	3,603,747	434,570	3,780,099	176,352
2018	3,352,901	262,203	3,615,104	436,746	3,789,648	174,543
2019	3,346,591	260,547	3,607,138	188,875	3,535,466	(71,673)
2020	3,333,403	258,189	3,591,592	196,483	3,529,886	(61,706)
2021	3,337,146	260,201	3,597,347	194,754	3,531,900	(65,447)
2022	2,942,299	261,557	3,203,856	192,583	3,134,882	(68,974)
2023	2,652,834	257,282	2,910,115	194,905	2,847,739	(62,377)
2024	2,177,015	257,570	2,434,585	191,652	2,368,667	(65,918)
2025	2,172,821	262,363	2,435,183	192,980	2,365,800	(69,383)
2026	1,123,151	261,623	1,384,774	193,780	1,316,931	(67,844)
2027	414,521	260,491	675,012	194,096	608,617	(66,395)
2028	187,740	258,977	446,717	193,966	381,706	(65,011)
2029		262,091	262,091	193,464	193,464	(68,627)
2030		259,685	259,685	192,592	192,592	(67,094)
2031		261,906	261,906	196,355	196,355	(65,552)
2032		258,625	258,625	194,565	194,565	(64,061)
				192,419	192,419	
	<u>\$ 36,205,120</u>	<u>\$ 4,416,763</u>	<u>\$ 40,621,883</u>	<u>\$ 4,177,593</u>	<u>\$ 36,311,423</u>	(4,310,460)





Village of Port Chester Analysis of Current and Future Bonding
General Fund

FY Ended May 31:	Current Debt Service			Bonds in 2015 (1) (2014 BANs + \$1,970,000 New Money)			BANs through 2017, Bonds in 2018 (2) (2014 BANs + \$1,970,000 New Money)		
	Principal	Interest	Total Debt Svce.	Principal	Interest	Total Debt Svce.	Principal	Interest	Total Debt Svce.
2015	3,213,750	857,541	4,071,291						
2016	2,950,000	797,879	3,747,879	171,250	83,988	255,238	368,250 (3)	34,563 (4)	402,813
2017	2,620,000	725,529	3,345,529	175,000	83,218	258,218	388,250 (3)	46,320 (4)	434,570
2018	2,705,000	647,901	3,352,901	180,000	82,203	262,203	396,250 (3)	40,496 (4)	436,746
2019	2,775,000	571,591	3,346,591	180,000	80,547	260,547	121,000	67,875	188,875
2020	2,845,000	488,403	3,333,403	180,000	78,189	258,189	130,000	66,483	196,483
2021	2,930,000	407,146	3,337,146	185,000	75,201	260,201	130,000	64,754	194,754
2022	2,620,000	322,299	2,942,299	190,000	71,557	261,557	130,000	62,583	192,583
2023	2,405,000	247,834	2,652,834	190,000	67,282	257,282	135,000	59,905	194,905
2024	2,000,000	177,015	2,177,015	195,000	62,570	257,570	135,000	56,652	191,652
2025	2,065,000	107,821	2,172,821	205,000	57,363	262,363	140,000	52,980	192,980
2026	1,070,000	53,151	1,123,151	210,000	51,623	261,623	145,000	48,780	193,780
2027	395,000	19,521	414,521	215,000	45,491	260,491	150,000	44,096	194,096
2028	180,000	7,740	187,740	220,000	38,977	258,977	155,000	38,966	193,966
2029				230,000	32,091	262,091	160,000	33,464	193,464
2030				235,000	24,685	259,685	165,000	27,592	192,592
2031				245,000	16,906	261,906	175,000	21,355	196,355
2032				250,000	8,625	258,625	180,000	14,565	194,565
				185,000	7,419	192,419	185,000	7,419	192,419
	<u>\$ 30,773,750</u>	<u>\$ 5,431,370</u>	<u>\$ 36,205,120</u>	<u>\$ 3,456,250</u>	<u>\$ 960,513</u>	<u>\$ 4,416,763</u>	<u>\$ 3,388,750</u>	<u>\$ 781,425</u>	<u>\$ 3,985,175</u>

- (1) Interest rates on bonds assumed at AA + .25% for Series 2015
- (2) Interest rate on bonds assumed at AA + 1.00% for Series 2018.
- (3) Required BAN principal payments.
- (4) BAN interest assumed at 1.0% in 2015 and 1.5% in 2016 and 2017.



**Village of Port Chester Analysis of Current and Future Bonding
Sewer Fund
Summary**

FY Ended May 31:	Current Debt Service	Outstanding \$1,700,000 2015 Issue	Current + \$1.7m Debt Svce.	Proposed \$2,000,000 2015 Issue	Current + \$1.7m+2.0m Debt Service
2015	356,704		356,704		356,704
2016	349,023	125,688	474,711	111,054	460,077
2017	379,431	125,306	504,737	110,869	490,300
2018	380,361	124,812	505,173	110,564	490,925
2019	381,090	124,030	505,120	110,104	491,194
2020	378,895	127,917	506,812	114,464	493,359
2021	379,951	126,423	506,374	113,551	493,502
2022	381,099	124,650	505,749	112,479	493,578
2023	324,887	127,625	452,512	111,252	436,139
2024	275,341	125,269	400,610	109,905	385,246
2025	274,324	127,732	402,056	113,453	387,777
2026	219,444	124,933	344,377	111,791	331,235
2027	76,207	127,013	203,220	110,057	186,264
2028	23,986	123,831	147,817	113,257	137,243
2029		125,545	125,545	111,248	111,248
2030		127,003	127,003	114,181	114,181
2031		128,196	128,196	111,899	111,899
2032		124,140	124,140	114,568	114,568
2033				112,018	112,018
2034				114,423	114,423
2035				111,607	111,607
2036				113,751	113,751
2037				110,674	110,674
2038				112,555	112,555
2039				114,207	114,207
2040				110,635	110,635
2041				112,034	112,034
2042				113,224	113,224
2043				114,213	114,213
	\$ 4,180,743	\$ 2,140,113	\$ 6,320,856	\$ 3,144,036	\$ 42,511,640

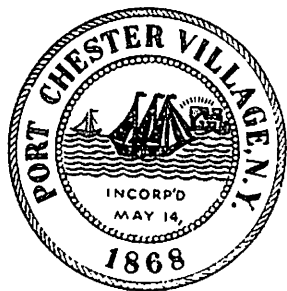


**Village of Port Chester Analysis of Current and Future Bonding
Sewer Fund**

FY Ended May 31:	Current Debt Service			Bonds in 2015 (1) \$1.7 million outstanding BANs bonded			Bonds in 2015 \$2.0 million new money		
	Principal	Interest	Total Debt Svce.	Principal	Interest	Total Debt Svce.	Principal	Interest	Total Debt Svce.
2015	240,665	116,039	356,704						
2016	244,328	104,695	349,023	85,000	40,688	125,688	50,000	61,054	111,054
2017	282,875	96,556	379,431	85,000	40,306	125,306	50,000	60,869	110,869
2018	293,456	86,905	380,361	85,000	39,813	124,813	50,000	60,564	110,564
2019	303,569	77,521	381,090	85,000	39,031	124,031	50,000	60,104	110,104
2020	311,768	67,127	378,895	90,000	37,917	127,917	55,000	59,464	114,464
2021	322,644	57,307	379,951	90,000	36,423	126,423	55,000	58,551	113,551
2022	334,101	46,998	381,099	90,000	34,650	124,650	55,000	57,479	112,479
2023	288,041	36,846	324,887	95,000	32,625	127,625	55,000	56,252	111,252
2024	247,823	27,518	275,341	95,000	30,269	125,269	55,000	54,905	109,905
2025	256,102	18,222	274,324	100,000	27,733	127,733	60,000	53,453	113,453
2026	209,965	9,479	219,444	100,000	24,933	124,933	60,000	51,791	111,791
2027	73,230	2,977	76,207	105,000	22,013	127,013	60,000	50,057	110,057
2028	22,998	988	23,986	105,000	18,831	123,831	65,000	48,257	113,257
2029				110,000	15,545	125,545	65,000	46,248	111,248
2030				115,000	12,003	127,003	70,000	44,181	114,181
2031				120,000	8,196	128,196	70,000	41,899	111,899
2032				120,000	4,140	124,140	75,000	39,568	114,568
2033							75,000	37,018	112,018
2034							80,000	34,423	114,423
2035							80,000	31,607	111,607
2036							85,000	28,751	113,751
2037							85,000	25,674	110,674
2038							90,000	22,555	112,555
2039							95,000	19,207	114,207
2040							95,000	15,635	110,635
2041							100,000	12,034	112,034
2042							105,000	8,224	113,224
2043							110,000	4,213	114,213
	<u>\$ 3,431,565</u>	<u>\$ 749,178</u>	<u>\$ 4,180,743</u>	<u>\$ 1,675,000</u>	<u>\$ 465,112</u>	<u>\$ 2,140,112</u>	<u>\$ 2,000,000</u>	<u>\$ 1,144,033</u>	<u>\$ 3,144,033</u>

(1) Interest rates on bonds assumed at AA + .25% for Series 2015





VILLAGE OF PORT CHESTER

Department of Police, 350 North Main Street, Port Chester, NY 10573



R-10-B

OFFICE OF THE CHIEF

Executive Officer
Captain John R. Telesca

(914) 939-1000
(914) 939-6402
Fax: (914) 939-2298

To: Leonie Douglas, Village Treasurer
From: Richard Conway, Chief of Police
Re: Transfer of Funds
Date: July 2, 2014

Due to a shortage of unmarked police vehicles and the need for an all-wheel drive vehicle, please be advised I authorize the transfer of \$36,045.00 from the DEA Asset Forfeiture Account Number 001-0001-0695 to the Vehicle Line, Appropriation Number 001-3120-0203 for payment for the following:

Vance Country Ford, c/o TCD, 420 Mt. Pleasant Ave., Mamaroneck, NY 10543
2015 Ford Explorer, Option #3 XLT Package,(refer to attached quote for specifications)

Total **\$36,045.00**

RESOLUTION
BUDGET AMENDMENT – DEA FUNDS TO PURCHASE
2015 FORD EXPLORER

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase a 2015 Ford Explorer for \$36,045.00 from Vance Country Ford, C/o TCD, 420 Mt. Pleasant Avenue, Mamaroneck, NY 10543, Westchester County contract #RFB-WC-11058. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2014-15 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(36,045.00)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$36,045.00
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Appropriations:

001-3120-0203	Police Vehicle	\$36,045.00
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ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

VILLAGE OF PORT CHESTER PURCHASE ORDER FORM

07/02/14
DATE

Ship To:

*Village of Port Chester PD
350 North Main Street
Port Chester, NY 10573*

000486
VENDOR NUMBER

VOUCHER NUMBER

Vance Country Ford
c/o TCD
420 Mt. Pleasant Avenue
Mamaroneck, NY 10543
VENDOR NAME & ADDRESS

APPROPRIATION	AMOUNT
001.3120.0203	36,045.00


\$ 36,045.00
AMOUNT

Quotes Attached

The Village of Port Chester will not honor any purchase order unless signed by the Department Head, authorized by the TREASURER'S OFFICE, and assigned a PURCHASE ORDER NUMBER PRIOR TO RECEIVING ANY GOODS OR SERVICE.

NYS Contract Westchester County # _____

QUANTITY	DESCRIPTION OF PURCHASE	PRICE
	Westchester County Contract # RFB-WC-11058	
	2015 Ford Explorer, Option #3, XLT Package, refer to attached quote for specifications	36, 045.00


DEPARTMENT HEAD'S SIGNATURE

VILLAGE MANAGER'S SIGNATURE

PURCHASE ORDER NUMBER
TREASURER'S OFFICE

**Village of Port Chester
Budget Transfer Form**

Department: Police Department

Date: 7-2-14

	FROM ACCOUNT	TO ACCOUNT	AMOUNT
Account	001-1320-0406	001-1320-0200	Example
Description	Office Supplies	Equipment	500.00
Account	001-0001-0695	001-320-0203	
Description	DEPARTMENT INFECTURE	Vehicle	36,045.00
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			


Department Head Approval

Village Manager Approval

THE CRUISERS DIVISION

420 Mount Pleasant Avenue Mamaroneck, NY 10543
914-381-7700 888-391-2677 www.copcars.net
POLICE - FIKE - EMS VEHICLES & EQUIPMENT

ESTIMATE

June 26, 2014
Portchester Police
Att Rocky
914-939-8076

Westchester County Contract # RFB-WC-11058

- 2015 Ford Explorer Black
- Option # 3 Xlt Package
- 201A Package to include Backup Camera, my Ford Touch and Sync
- Splash Guards
- 61N Navigation
- All Weather Mats 1st 2nd and cargo Weather tech
- Option # 1 Hideaway Siren with 100 watt Speaker
- Custom Overhead Switch Panel
- Grill Led's Red/White (4)
- Windshield Led's R/W
- Hideaway Led's (6) Headlight Led's, Reverse Led's, Tail light Led's
- Side a Pillar led's Red/White
- Rear side Window Led's Red/Blue
- Rear window Inside Led's Red/Blue (2)
- Install Customer Supplied 2 piece 2 way radio
- Supply antenna Cable and Mast
- Auto Safety Run
- Tint 35% Front
- Streamlight Strion DC flashlight
- Emergency Package

Total Explorer 4X4 **\$36,045.00**

Respectfully submitted,

Gary Gerstein

PO MUST BE MADE OUT TO: **VANCE COUNTRY FORD**
c/o TCD
420 Mt Pleasant Ave
Mamaroneck, NY 10543

copy pg



VILLAGE OF PORT CHESTER

Department of Police, 350 North Main Street, Port Chester, NY 10573



OFFICE OF THE CHIEF

Executive Officer
Captain John R. Telesca

(914) 939-1000
(914) 939-6402
Fax: (914) 939-2298

To: Leonie Douglas, Village Treasurer
From: Richard Conway, Chief of Police
Re: Transfer of Funds
Date: July 16, 2014

Please be advised I authorize the transfer of \$3700.00 from the DEA Asset Forfeiture Account Number 001-0001-0695 to the Vehicle Line, Appropriation Number 001-3120-0200 for payment for the following:

T.C.D. Cellular Communications, AKA The Cruisers Division, 420 Mt. Pleasant Ave., Mamaroneck, NY 10543

Command center/equipment storage/custom built out for supervisors vehicle
Single source vendor

\$3700.00

RESOLUTION
BUDGET AMENDMENT – DEA FUNDS TO PURCHASE
COMMAND CENTER/EQUIPMENT STORAGE/CUSTOMER BUILT OUT
FOR SUPERVISOR’S VEHICLE

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase command center/equipment storage/custom built out for supervisors vehicle, command center/equipment storage/custom built out for supervisors vehicle, for \$3,700 form T.C.D. Cellular Communications, AKA The Cruisers Division, 420 Mt. Pleasant Avenue, Mamaroneck, NY 10543, a single source vendor. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2014-15 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(3,700.00)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$3,700.00
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Appropriations:

001-3120-0200	Police Equipment	\$3,700.00
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ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

VILLAGE OF PORT CHESTER

PURCHASE ORDER FORM

07/16/14
DATE

Ship To:

*Village of Port Chester PD
350 North Main Street
Port Chester, NY 10573*

VENDOR NUMBER _____ VOUCHER NUMBER _____

T.C.D. Cellular Communications
AKA The Cruisers Division
420 Mt. Pleasant Avenue
Mamaroneck, NY 10543
VENDOR NAME & ADDRESS

APPROPRIATION	AMOUNT
001.3120.0200	3700.00

\$ 3700.00
AMOUNT

Quotes Attached

The Village of Port Chester will not honor any purchase order unless signed by the Department Head, authorized by the TREASURER'S OFFICE, and assigned a PURCHASE ORDER NUMBER PRIOR TO RECEIVING ANY GOODS OR SERVICE.

NYS Contract Westchester County # _____

QUANTITY	DESCRIPTION OF PURCHASE	PRICE
	Command center/equipment storage/ custom built out for supervisor's vehicle	3700.00
	(single source vendor)	



DEPARTMENT HEAD'S SIGNATURE

VILLAGE MANAGER'S SIGNATURE

PURCHASE ORDER NUMBER
TREASURER'S OFFICE

**Village of Port Chester
Budget Transfer Form**

Department: Police Department

Date: 7-16-14

	FROM ACCOUNT	TO ACCOUNT	AMOUNT
Account	001-1320-0406	001-1320-0200	Example
Description	Office Supplies	Equipment	500.00
Account	001-0001-0645	001-3120-0200	3700.00
Description	DEA Asset forfeiture	Equipment	
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			
Account			
Description			

Department Head Approval

Village Manager Approval

T.C.D. CELLULAR COMMUNICATIONS

AKA THE CRUISERS DIVISION

420 MT. PLEASANT AVE

MAMARONECK

(914) 381-7700

Fax: (914) 381-3401

SALES@COPCARS.NET

NY 10543

THANK YOU 0HQ

ESTIMATE

Created On: 07/14/2014

INVOICE	TYPE	DATE	TIME	PAGE#
A 124877	ESTIMATE	07/14/2014	2:14 PM	1

CUSTOMER INFORMATION	
Portchester Police Dept. 350 North Mail Street	VIP#:
Port Chester NY 10573 PHONE:(914) 939-1000	WORK:

DEALER INFORMATION	
ID#:	
Ext:	
STK:	PO: RO:

AUTOMOBILE DESCRIPTION	
Make: Chev	Model: Tahoe
Year: 2013	Color: Black/w
VIN#: 1GNSK2E08DR353926	
Odometer:	
Registration:	

APPOINTMENT INFORMATION		
Sales1: JSG	Day:	Bay#:
Sales2:	Date:	
Start Time:	Stop Time:	
Special:		
Dept/Class:		

JOB DESCRIPTION
includes installation

QTY.	MODEL	MAKE	DESCRIPTION	SERIAL NO.	LIST	PRICE	SUBTOTAL
1	CUSTOM COM TBS		CUSTOM COMMAND BOX	CUSTOM COM BOX		\$3,700.00	\$3,700.00
							\$0.00

LABOR/SUBLET DESCRIPTION
SUBLET:

TECHNICIAN	START	STOP
TOTAL LABOR HOURS		

Materials:	\$3,700.00
Labor:	
Sublet:	
Other:	
Misc:	
Sales Tax:	\$0.00
Invoice Total:	\$3,700.00

TERMS & CONDITIONS
All materials have manufacturer warranty and installation is guaranteed for one year. All Sales are final. All repair work is by appointment only. A misc charge is added to labor to cover misc hardware, wire, etc. Engine noise may exist after installation of audio components, a fee may apply for troubleshooting engine noise. Installation kits, filters, wiring harnesses are additional charges if needed. All work has been performed to satisfaction. All Returns will have a minimum of 20% restocking fee. Customer Signature: X _____ Thank You for considering TCD for all your police, security, & accessory needs. We look forward to your next visit. This estimate good for 14 days.....THANK YOU!

HOW PAID	
Paid Cash :	
Paid Charge :	
Card Info :	
Auth. Code :	
Paid Check :	Chk#
Paid House :	
A/R Open :	Due:
Deposit :	Type:

REPORTS



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Planning and Development Department

Village BOT Meeting Date: 7/21/2014

Item Type: Report

Description	Yes	No	Description	Yes	No
Fiscal Impact	X		Public Hearing Required		X
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			Quality of Life & Village Image		
Agreement		X	Manager Priorities		
Strategic Plan Related	X		Planning & Zoning		

Sponsor's Name: Christopher N. Gomez, Director of Planning & Development

Agenda Heading Title
(Will appear as indicated below on Agenda)

Report from Director of Planning and Development:
 Property Condition Assessment and Neighborhood Revitalization Strategies Report
 RFP Responses

Summary

Background:

See attached memo from Director of Planning and Development

Proposed Action

Select a Proposed Action

BOT to set workshop to interview the four RFP respondents.

Attachments

RFP Responses



VILLAGE OF PORT CHESTER

DEPARTMENT OF PLANNING & DEVELOPMENT

222 Grace Church Street, Rm. 202

Port Chester, NY 10573

(P) 914.937.6780

(F) 914.939-2733

Christopher Gomez, AICP, Director
Jessica Youngblood, MCP, Planner
Constance Phillips, Planning Secretary

To: Mayor Pagano and Board of Trustees

From: Christopher Gomez, AICP, Director of Planning and Development

Re: Property Condition Assessment and Neighborhood Revitalization Strategies
RFP Responses

CC: C. Steers, T. Cerreto, P. Miley, J. Richards, L. Douglas, J. Youngblood

Date: July 15, 2014

I have attached the four responses my office received to the Property Condition Assessment and Neighborhood Revitalization Strategies Report Request for Proposals for your review. All have been vetted by staff and meet the minimum requirements of the RFP. Since each response offers a varied approach and special area of consultant expertise, it is recommended that the Board schedule a workshop in due course to interview each respondent and have the opportunity to gather additional information.

I will be available to answer general questions regarding the RFP scope on Monday evening; however specific questions or discussion on each proposal should be reserved for the special workshop where each firm will have the opportunity to formally respond.

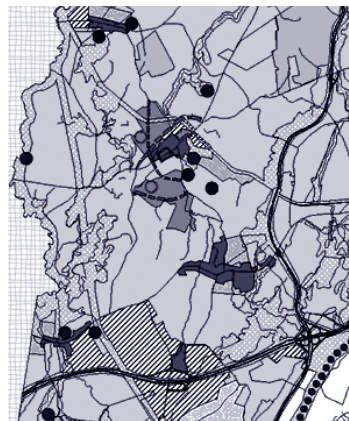
The four firms and total cost are as follows:

Firm	Total Cost
Malone & MacBroom, Inc. 99 Realty Drive Cheshire, CT 06410	\$84,500
Ferrandino & Associates Three West Main Street Elmsford, NY 10523	Option A: \$99,500 Option B: \$275,000
BFJ Planning 115 Fifth Avenue New York, NY 10003	\$85,000
Kevin Dwarka LLC. & Pace Land Use Law Center 40 Wall Street, New York, NY 10005	\$75,000

BFJ Planning

VILLAGE OF PORT CHESTER

PROPERTY CONDITION ASSESSMENT AND NEIGHBORHOOD REVITALIZATION STRATEGIES REPORT



PLANNING
URBAN DESIGN
ENVIRONMENTAL
ANALYSIS
REAL ESTATE
CONSULTING
TRANSPORTATION
PLANNING

June 19, 2014

Christopher Gomez, AICP, Director of Planning
Village of Port Chester
222 Grace Church Street, Room 202
Port Chester, NY 10573

Re: Village of Port Chester Property Condition and Neighborhood Revitalization

Dear Mr. Gomez:

We are pleased to submit the enclosed proposal for the Village of Port Chester property condition assessment and neighborhood revitalization strategies report. BFJ is a multidisciplinary planning firm with more than 30 years of planning and zoning experience to bring to this project. BFJ Planning has completed numerous property assessment studies and related redevelopment strategies for municipalities throughout Westchester County and the region, including the Ashburton Avenue Urban Renewal Plan and related Blight Study in Yonkers, a Transit Oriented Development Study in Mamaroneck, and a parcel by parcel land use survey and future land use plan in the City of Newburgh, NY. Each of these projects included detailed assessments of property conditions, the creation of a database to manage and analyze property data and strategies for redevelopment.

In addition, we also have extensive experience working in the Village of Port Chester having recently completed the Village's Master Plan and related Zoning Code update, the Village's Local Waterfront Revitalization Plan (LWRP), and in collaboration with Urbanomics the completion of a report analyzing housing conditions in the Village. Finally, in collaboration with Urbanomics, we are currently working on a study assessing the potential impacts of, and mitigation solutions to, new residential development in the Village. This combination of similar project experience and local knowledge leaves of keenly qualified to undertake this scope of work.

For this project, I will act as Principal-in-Charge, working with Sarah K. Yackel as project manager. Both of us played integral management roles in all of the above mentioned Port Chester work. Additionally, key staff members to be involved include Jonathan Martin, Ph.D., AICP who will head up the property assessment and urban design related work with assistance from Isabel Aguirre-Martinez, planner and urban designer. We will be joined in this effort by Tina Lund, AICP, Associate Principal of Urbanomics for database creation and management and demographic and economic analysis.

We strongly believe we can produce a report that provides the Village of Port Chester with a clear set of goals and a realistic implementation strategy for the identified Areas of Rehabilitation/Redevelopment Opportunity.

Our team greatly looks forward to this opportunity to continue working with you. If you need additional information or clarification, please do not hesitate to contact me by phone at 212.353.7476 or via email at f.fish@bfjplanning.com.

Sincerely,



Frank S. Fish, FAICP

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD

PAUL BUCKHURST ARIBA, AICP
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP

BUCKHURST FISH
& JACQUEMART, INC.
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WWW.BFJPLANNING.COM

**VILLAGE OF PORT CHESTER
PROPERTY CONDITION ASSESSMENT AND NEIGHBOR-
HOOD REVITALIZATION STRATEGIES REPORT**

JUNE 20, 2014

Frank Fish, FAICP
Principal
f.fish@bfjplanning.com
212.353.7476

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Letter of Intent

1.0 Firm Profile

2.0 Project Approach

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4.0 Project Experience

5.0 List of Clients and Projects in Westchester County

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7.0 Requested Forms

8.0 Schedule

9.0 Fees

1.0 Firm Profile

Firm Profile

BFJ Planning is a consulting firm providing professional expertise in planning and related fields since its establishment in 1980. BFJ provides the following services for public, private, and non-profit clients throughout the country and overseas:

- Planning
- Urban design
- Environmental analysis
- Real estate consulting
- Transportation planning

This range of services enables BFJ to bring a project from the initial feasibility stage, through planning and approvals, to site design and implementation.

Principals and staff provide expertise in many areas, which is highly beneficial for complex development projects that require informed, innovative thinking from different professional points of view. This inclusive approach ensures that BFJ's planning and design recommendations are realistic and achievable within project constraints.

BFJ's expertise includes developer negotiations, impact mitigation, and government programs. The firm also has extensive experience with consensus building and the public participation process, conducting public meetings, workshops, and other community liaison programs aimed at public participation and review. These programs allow the firm to provide innovative solutions that fulfill the needs of clients and communities. BFJ has successfully completed more than 1,000 projects in the U.S., East Asia, Europe, and South America.

BFJ is supported by its affiliate, Urbanomics. Since 1984, Urbanomics has provided public- and private-sector clients with an array of economic development planning studies, market studies, tax policy analyses, program evaluations, and economic and demographic forecasts.

2.0 Project Understanding and Approach

PROJECT UNDERSTANDING

The proposed study will survey and analyze up to six selected Areas of Rehabilitation/Redevelopment Opportunity (AROs) in the Village of Port Chester to assess existing property conditions with regard to building condition and structural deficiency, substandard, insanitary, or deteriorated conditions, tax delinquencies, judgment and mechanics liens, mortgage defaults, vacancy, abandonment, and zoning and health code violations. Evaluation results will be used to develop a comprehensive set of recommendations to the Village for area-specific livable neighborhood revitalization strategies such as property rehabilitation programs, infill redevelopment opportunities, brownfield redevelopment, selective demolition, and condemnation/urban renewal. Assuming availability of external data sources (e.g. health code and zoning code violations), we estimate that the study could be completed within a six-month timeframe (as shown in the accompanying timeline), but could adjust this to meet the Village's scheduling needs. The study would also provide descriptions of potential legal processes and funding sources for each revitalization strategy recommended.

PROJECT APPROACH

The following text describes BFJ Planning's suggested approach to the project based on the Village's Request for Proposals for a "Property Condition Assessment and Neighborhood Revitalization Strategies Report (2014)."

Task 1: Consultation and Boundary Identification of AROs (2 weeks)

Our approach would begin with consultation with Village staff or representatives of any board or appointed advisory committee for the project (Task 1). During our initial discussions, we would work with staff to identify the Areas of Rehabilitation/Redevelopment Opportunity (AROs) for study, delineating boundaries based on appropriate US Census Bureau geographies (e.g. census tract, block group or block). These discussions would be informed by basic data provided by the consultant, including generalized land use and zoning maps and preliminary site reconnaissance reports so as to identify the ARO boundaries as accurately as possible. Once the ARO boundaries have been identified, the consultant would submit boundary maps for final approval. These would then be used for the revitalization/rehabilitation study as outlined below.

Task 2: Develop ESRI Personal Geodatabase (2 months)

For Task 2, Urbanomics will construct an ESRI personal geodatabase of parcels, incorporating all of the requested geographically linked data from parcel to Census tract/block group/block to ARO into a single database that may be thematically mapped through ArcGIS as well as queried through Microsoft Access for tabular results. The parcel-based geodatabase will be for the AROs, indexed by Section, Block and Lot, using available geo-data (GIS) shapefiles and

2.0 Project Understanding and Approach

data. The database would incorporate Department of Buildings, County Health Department, and tax data drawn from Municipality (or other available sources); the results of the site surveys, including digital images, performed in Task 3 (below); the Census data listed as required for Task 4 (below); as well as the geographic feature classes that correspond to each data type. Geographic feature classes and shapefiles would be utilized from the Westchester County GIS Data Warehouse or provided by the Village. Referenced datasets for the Village and the County as a whole will also be placed within the dataset so queries may be built into the database structure that allow the direct mapping or tabulation of smaller area or parcel deviation from Village or County averages.

Each parcel within the database will be indexed by Block and Lot number as requested, but also by ARO, Census block, group and tract geography. The outputs of the parcel database could either be generated as a linear line item spreadsheet or as a more flexible set of forms based on selectable queries of multiple updatable source tables. The exact structure of the database and its outputs will be determined by the final product needs of the Village of Port Chester as well as the program requirements of the Municipality software, however the design should be such that Tasks 4 and 5 may be completed through straightforward access to and queries of the geodatabase. The key to the successful creation of the geodatabase is that the desired outputs be defined at the beginning of the process so the infrastructure may be built as efficiently as possible.

Task 3: Property Conditions Survey (2 months)

The basis for any planning effort must begin with accurate data. Task 3 would involve supplementing existing data in the geodatabase with property conditions assessment data through on-the-ground visual inspection surveys of all properties identified in the AROs. Surveys would rank existing structural integrity on a rating of Good, Fair, Poor and Deteriorated condition based on generally accepted criteria for property condition assessment, and as employed by BFJ in previous studies. In addition to the criteria mentioned above, existing land uses, under-utilization of land, parcel sizes and configurations, and other factors that may inform neighborhood revitalization could be observed and recorded. To ensure consistency in data collection, surveys would be conducted on foot or by vehicle where applicable by Jonathan Martin, Senior Associate, with assistance from BFJ qualified staff. Field data inputs would be recorded using handheld GIS compatible devices, including a photograph of each property. This would allow collected data to be downloaded and geospatially joined to the geodatabase for mapping and hotspot photo on screen viewing.

Task 4: Existing Conditions Thematic Mapping and Demographic Analyses (2-weeks)

As mentioned above, we will use the geodatabase to generate existing land use and thematic maps for each Area of Rehabilitation/Redevelopment Opportunity. The geodatabase will

2.0 Project Understanding and Approach

include all relevant 2010 census data (by appropriate geography), parcel data from secondary sources (as discussed above), as well as field-collected data on property condition assessment, including structural integrity. These maps will illustrate concentration and salient trends of attributes for the identified areas of concern.

Because the data frame from which the geodatabase was created began with appropriate census geography and data, and includes parcel data, we will provide demographic tables and associated analyses for each ARO. These will also include extrapolation of population density, vacancy rate, age of housing stock, property condition, and crime rate relative to the Village and Westchester County as a whole. For these analyses and where applicable data exist, we would apply location quotient methodologies to illustrate comparative differences and concentrations of various conditions factors in relation to larger geographies, including areas immediately surrounding the AROs. These quantitative methodologies would provide more informative analyses and maps that visually illustrate comparative concentrations of property conditions across these larger geographies.

Task 5: Develop Policy Recommendations (1 month)

Once the quantitative analyses are complete, we would, in consultation with Village staff, develop a range of revitalization recommendations specific to each ARO (Task 6). While we estimate this phase of the project to take about a month, in reality we would like to foster an open discussion of appropriate strategies throughout the project so that all parties would be partly familiar of the type and range of acceptable and viable strategies opportunities that might be considered in the final report. Recommendations would seek to leverage the legal powers of the Port Chester Board of Trustees, Port Chester Industrial Development Agency, Port Chester Local Development Corporation, existing state and federal resources, loans, subsidies, grant funding, public private partnerships, and other strategies, including condemnation powers. Strategies and recommendations would be presented in table form supplemented by explanatory text to provide short, medium and long term neighborhood enhancement strategies aligned with the goals and objectives of the Village's Comprehensive Plan and Local Waterfront Redevelopment Program, where applicable. Through consultation Village staff, Board of Trustees and other relevant Village Boards, we would vet each strategy to develop a final list of acceptable and implementable recommendations for neighborhood revitalization. A detailed process and legal framework for implementation of recommended revitalization strategies would accompany each accepted recommendation.

Throughout the proposed six-month process, BFJ Planning and Urbanomics would meet regularly with Village staff and appropriate Village boards and representatives as necessary. We would attend, upon request, up to six meetings, including those with Village staff and Port Chester Village Board of Trustees meetings or other public meetings to discuss work in progress or present findings and recommendations on completed tasks.

3.0 Team Resumes

PROPOSED STAFFING

The BFJ team incorporates a strong group of experienced professionals that will guarantee a high quality of work and assure that our recommendations are well-founded and implementable.

We propose the following key staffing for this study:

- Frank Fish: Principal-in-Charge
- Sarah Yackel: Project Manager
- Jonathan Martin: Property Assessment/Urban Design
- Isabel Aguirre Martinez: Urban/Graphic Design

Urbanomics

- Tina Lund: Database Management

Frank Fish, FAICP, is an urban planner with experience in both public and private sectors. A major focus of his work has been in comprehensive planning, development advisory services, land use controls, zoning approvals and implementation techniques, neighborhood studies, and real estate feasibility in municipalities throughout the tri-state region.

Sarah Yackel, AICP, is an urban planner with more than fourteen years of experience in environmental review, land use planning and zoning. Ms. Yackel has extensive expertise in the preparation of comprehensive plans, waterfront plans, and zoning regulations throughout the Metropolitan and Mid-Hudson regions.

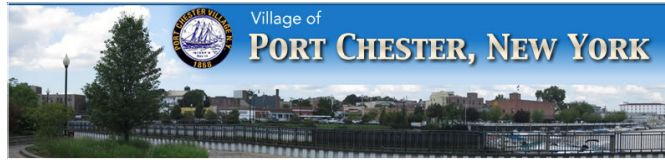
Isabel Aguirre Martinez is a graduate from the Pratt planning program in addition to having an architectural degree. She directs our report production and presentation work as well as contributing to a variety of BFJ's urban planning projects.

Jonathan Martin, PhD, is an urban designer with over 15 years of experience in community planning and project management. He is also a professor in graduate programs at Pratt Institute and Columbia University.

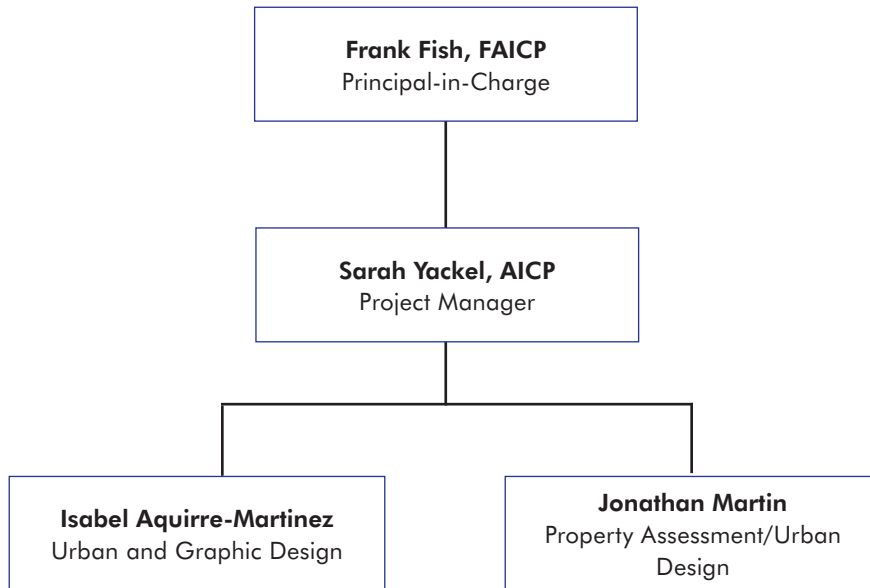
Tina Lund, is responsible for most of the firm's comprehensive development strategies and fiscal impact studies. Her responsibilities include project management, geospatial analysis in several GIS formats, IMPLAN Model calibration, quantitative research using computerized databases and qualitative research through public participation and literature reviews.

More detailed resumes are provided on the following pages.

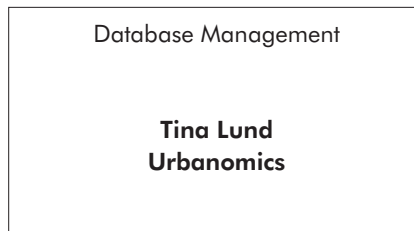
Staffing Organizational Chart



BFJ Planning



----- Subconsultant -----



Frank S. Fish, FAICP

Principal

Role: Principal-in-charge

Frank Fish is an urban planner with experience in both public and private sectors. A major focus of his work has been in comprehensive planning, development advisory services, land use controls, zoning approvals and implementation techniques, neighborhood studies, and real estate feasibility in municipalities throughout the tri-state region.

Earlier in his career, Mr. Fish worked as a senior planner and project manager of Llewelyn-Davies Associates, and as a project manager for the New York State Urban Development Corporation's Southern Regional Office.

Education

Master of Science, Planning, Pratt Institute
Bachelor of Arts, Political Science, Boston College
Associate of Arts, Classics, St. Thomas Seminary

Memberships

Mr. Fish is a Fellow of the American Institute of Certified Planners and serves on the Board of the American Society of Consulting Planners. He has served as a Past President of the New York Metropolitan Chapter of the American Planning Association, and is a member of the Connecticut Chapter.

Awards

The Andrew Haswell Green Award for Distinguished Service, NY. Metro Chapter of the American Planning Association, 2009

Teaching and Professional Development

New York University, Robert Wagner School of Public Service, Adjunct Professor of Planning

Project Experience**Ashburton Avenue***Yonkers, New York*

Preparation of a Draft and Final Generic EIS for the Ashburton Avenue Neighborhood Master Plan and Urban Renewal Plan pursuant to the National Environmental Policy Act (NEPA) and New York State Environmental Quality Review Act (SEQR). The plans considered the widening of Ashburton Avenue, a major thoroughfare in the City of Yonkers and the development of more than 800 new residential units.

Port Chester Comprehensive Plan and Zoning Code*Port Chester, New York*

Produced the Village of Port Chester Comprehensive Plan. The Plan identifies goals, policies, and guidelines for the immediate and long-range protection, enhancement, growth, and development of Port Chester. Working with a Comprehensive Plan Advisory Committee – a 25 member committee comprised of Village representatives and key stakeholders from the community – BFJ developed a “living document” that will guide future preservation and development patterns throughout the Village.

Bethel Plan of Development*Bethel, Connecticut*

Plan of development involving the analysis of population trends, land use and zoning, transportation, environment, utilities, and housing resources. The goal was to enhance growth without diminishing Bethel's small town atmosphere.

Bloomfield Plan of Development*Bloomfield, Connecticut*

Updated plan of development, focused on preserving the Town's quality of life and improving the Town's economic base. Demographic trends, land use and zoning, housing and community facilities, transportation, and the environment were analyzed.

Bridgeport Master Plan*Bridgeport, Connecticut*

Update of the City's major land use policy planning documents. This comprehensive planning project will provide a roadmap for future development and redevelopment in an urban center that is poised for significant economic growth.

Bristol Plan of Conservation and Development*Bristol, Connecticut*

Frank S. Fish, FAICP

Principal

Role: Principal-in-charge

Project Experience (continued)

Plan of Conservation and Development update. Enhancing the City's economic base without compromising Bristol's open spaces and natural resources was kept in mind throughout the planning effort.

Canton Plan of Conservation and Development

Canton, Connecticut

Plan of conservation and development. The plan, based heavily on a town survey and workshops, comprises a series of goals, policies and recommendations. It includes a Future Land Use Plan with land use and density strategies for the next decade.

**Chappaqua Central School District
Seven Bridges Middle School
Environmental Impact Statement**

Chappaqua, New York

Draft and Final EISs for the construction of a new school facility. The DEIS evaluated two potential sites, and the FEIS addressed the preferred alternative in greater detail and provided additional analyses for that location.

Cold Spring Harbor Laboratory

Laurel Hollow, New York

Generic Environmental Impact Statement (GEIS) for proposed future projects and site-specific plans for a childcare center on a laboratory set on a rural campus.

Duluth Waterfront Economic Analysis

Duluth, Minnesota

Waterfront plan and analysis of market feasibility of housing, office, retail, and marina uses in the area. Recommendations include tourism-related uses, including restaurants, hotels, and off-price shopping.

**East Fishkill Master Plan
and Zoning Code Amendments**

East Fishkill, New York

Master Plan update, including a demographic analysis of changes to the Town, a detailed comparison of the

physical and land use changes, an updated transportation study, and new and revised implementation strategies to effectuate the recommendations.

Fairfield Station

Development Economic Impact Study

Fairfield, Connecticut

Study that assessed the economic impacts of a proposed mixed-use development on the Town.

Tarrytown Waterfront

Tarrytown, New York

Waterfront development Advisory Services. Services include giving advice to the Village on a major waterfront development proposal, and reviewing a proposed development plan and providing recommendations for improvements to enhance site layout and circulation.

Garden City Zoning Study of County Properties

Garden City, New York

Rezoning of 85 acres of County-owned property. The study included zoning analysis, and research and data on potential development scenarios and impacts to the Village.

Yonkers Housing Revitalization Strategy

Yonkers, New York

Revitalization strategy focused on integrating housing, providing for replacement of existing public housing with new units, and creating a new housing development plan to introduce economic diversity to the City.

Revlon Property Site Plan Review

Village of Tuckahoe, New York

Review of the site plan and SEQRA documents for a mixed-use project on the former Revlon property.

Sarah K. Yackel, AICP

Associate Principal

Role: Project Manager

Sarah Yackel is an urban planner with more than fourteen years of experience in environmental review, land use planning and zoning. Ms. Yackel has extensive expertise in the preparation of comprehensive plans, waterfront plans, and zoning regulations throughout the Metropolitan and Mid-Hudson regions. In addition, Ms. Yackel heads up BFJ's environmental review practice group and has broad knowledge of the environmental impact review and assessment processes, including the management, preparation and review of environmental review documents at all levels of government, public consultation and scoping, and development of effective mitigation strategies. Ms. Yackel has managed a large variety of projects ranging in size and geography, from large-scale urban redevelopment projects to small scale projects in suburban/rural areas. Prior to joining BFJ, Ms. Yackel worked as a planner at the Municipal Art Society (MAS) of New York and at Environmental Science Associates, a San Francisco based environmental planning firm. Ms. Yackel is currently serving as the Vice President for Committees of the New York Metro Chapter of the American Planning Association (APA) and served as the Chapter's Vice President for Professional Development from 2006-2008. Ms. Yackel was awarded the "Floyd Lapp Award" for distinguished service by the APA NY Metro Chapter in 2008. Ms. Yackel has also been a guest lecturer in environmental planning at New York University Robert F. Wagner Graduate School of Public Service and Baruch College. Ms. Yackel holds a Masters of Science in Urban Planning from Columbia University, Graduate School of Architecture, Planning and Preservation.

Education

Master of Science in Urban Planning, Graduate School of Architecture, Planning and Preservation, Columbia University

Bachelor of Arts, Environmental Studies and Political Science,
Binghamton University

Memberships

Ms. Yackel is a member of the American Institute of Certified Planners and the American Planning Association.

Project Experience**Atlantic Redevelopment Project
SEQR Review**

Mount Vernon, New York

Project Director for the preparation of a Final Environmental Impact Statement (FEIS) for the Atlantic Redevelopment Project in downtown Mount Vernon, NY. The three phased, 407,278 square foot, project consisted of a total of 610 residential units, 20,000 square feet of commercial/retail space, 7,000 square feet of community facility space and public and private parking in three buildings. Major issues analyzed in the FEIS were community facilities, specifically, police, fire, and the generation of school children, traffic and pedestrian circulation, open space, and water and sewer impacts.

Briarcliff Manor Planning Services

Briarcliff Manor, New York

Ongoing comprehensive planning ser-

vices, including subdivision, site plan, special permit, and SEQR reviews for the Village Planning Board as well as the preparation of SEQR review documents and Board resolutions. Also provided planning and mapping assistance to the Village's Open Space Committee.

Ashburton Avenue

Yonkers, New York

Preparation of a Draft and Final Generic EIS for the Ashburton Avenue Neighborhood Master Plan and Urban Renewal Plan pursuant to the National Environmental Policy Act (NEPA) and New York State Environmental Quality Review Act (SEQR). The plans considered the widening of Ashburton Avenue, a major thoroughfare in the City of Yonkers and the development of more than 800 new residential units.

Sarah K. Yackel, AICP

Associate Principal

Role: Project Manager

Project Experience (continued)

NY Rising Community Reconstruction Plan

Staten Island, New York

Project Manager on the NYRCR Program for the Governor's Office of Storm Recovery. Provided management and technical planning assistance to communities in Staten Island to develop a list of projects backed by 25\$ Million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding for implementation in areas that were hit hardest by Superstorm Sandy and Hurricane Irene. The NYRCR Plans evaluated the risks to critical community assets, assessed each community's needs and opportunities, and developed specific implementation projects to rebuild from Sandy and Irene, but also to protect these critical assets from future storms and extreme weather events.

Westchester Pavilion Redevelopment Project

White Plains, New York

Project Director for the preparation of a Generic Environmental Impact Statement (GEIS) for the proposed rezoning and redevelopment of the Westchester Pavilion Mall located in downtown White Plains, NY. The project contemplates the rezoning of the project site from an enclosed mall zoning district to a mixed-use zoning district that would allow for a mix of residential, hotel, and commercial uses with additional height and bulk. Significant issues analyzed in the GEIS were visual and shadow impacts, fiscal and socioeconomic impacts, the generation of school children, traffic and pedestrian circulation, and water and sewer impacts.

Newburgh Waterfront

Newburgh, New York

Project Director for the City of Newburgh's Local Waterfront Revitalization Program update and has managed the preparation of the Generic EIS for the LWRP as well as the SEQR review process for the City's Sustainable

Master Plan. Provided environmental and planning review services for the Newburgh Waterfront Redevelopment Project and the Orange County Community College expansion plan.

300 E. 34th Street EAS-CEQR

Manhattan, New York

Preparation of an Environmental Assessment Statement (EAS), in accordance with the New York City Environmental Quality Review (CEQR) procedures, for a new mixed-use high-rise residential and community facility development in the Murray Hill Neighborhood of Manhattan.

42 Broad Street W. Mixed-Use Development Project

Mount Vernon, New York

Provided technical assistance to the Alexander Development Group related to zoning, land use, and environmental approvals for a new Transit Oriented Development (TOD) project located in the Fleetwood neighborhood of the City of Mount Vernon, NY. The new 18-story, 249-unit mixed-use building will replace a partially vacant and underutilized 1-story building located approximately 700 feet from the Fleetwood Metro North Station. The project involved a zoning text amendment to allow for residential uses by special permit within the zoning district, as well as approval of the special permit and site plan for the project.

Mahamudra Buddhist Hermitage Wawarsing, New York

Preparation of a Draft and Final EIS pursuant to SEQR for a 78,000 sf Buddhist Hermitage in the Town of Wawarsing. Prepared Special Permit Application as part of the project work.

Beacon Harbor/Heights

Bethlehem, New York

Preparation of an EIS for a new mixed-use Hudson River waterfront development. The project consists of approximately 2.8M sf of new office, warehouse, restaurant, retail, hotel, enter-

Sarah K. Yackel, AICP

Associate Principal

Role: Project Manager

Project Experience (continued)

tainment, residential, and flexible space.

Town of Goshen Comprehensive Plan Update and Zoning Amendments*Goshen, New York*

Preparation of an update to the Town of Goshen Comprehensive Plan and associated Zoning Code and Map Amendments. Managed the preparation of a Generic EIS which specifically included a build-out analysis of the proposed zoning amendments.

Christie Place**Mixed-Use Development***Scarsdale, New York*

Preparation of an Environmental Assessment Form (EAF) pursuant to SEQR for a new mixed-use residential, commercial, and parking garage development in downtown Scarsdale. Prepared detailed visual, noise, and air quality assessments as part of the project work.

Stapleton Senior Houses*Staten Island, New York*

Preparation of a NEPA Environmental Assessment, SEQR EAF, and CEQR EAS for the Stapleton Senior Houses, a low-income senior housing project, located on a portion of the New York City Housing Authority's Stapleton Houses. Prepared Negative Declaration and associated resolutions for the lead agency.

Saint Agatha Home*Nanuet, New York*

Preparation of an Environmental Assessment Form (EAF), Parts I and II for the acquisition and redevelopment of the Saint Agatha Home, a former residential treatment center by the Nanuet Free Union School District in the Hamlet of Nanuet, New York. Prepared Negative Declaration and associated resolutions for the lead agency.

Xavier High School Zoning Analysis*Manhattan, New York*

Preparation of a zoning study for the high school, located on 16th Street between Fifth and Sixth Avenues. The analysis determined the existing floor area of the school and the maximum allowable floor area permitted under the zoning, and calculated the unused development rights.

Roslyn Landing*Roslyn, New York*

Preparation of a Draft and Final EIS for a new residential community located in the historic Village of Roslyn in Long Island.

Jonathan Martin, Ph.D., AICP
 Urban Designer and Planner
 Role: Property Assessment

Jonathan Martin, Ph.D. is an urban designer with over 15 years of experience in community planning and project management. He is also a professor in graduate programs at Pratt Institute and Columbia University.

Education

City and Regional Planning (Ph.D.), Cornell University
 Master of Regional Planning (MRP), Cornell University
 BSD-Architecture, Arizona State University

Memberships

American Planning Association, Association of American Geographers, Association of Collegiate Schools of Planning, National Low Income Housing Coalition

Teaching and Professional Development

Associate Professor, Pratt Institute: Graduate Center for Planning and the Environment, 2006-present; Columbia University: Department of Urban Planning, Adjunct Faculty, 2006-present; Danish Institute for Study Abroad: Architecture & Design Program, Visiting Faculty, 2011; Cornell University: Department of City and Regional Planning, Visiting Lecturer, 2003-2005

Awards

2011 Japan Foundation Center for Global Partnership Education Grant
 2002 US HUD Early Dissertation Student Research Grant
 2000-01 City and Regional Planning Sage Fellowship (Cornell University)
 2001 American Institute of Certified Planners Best Student Project Award (National Level) for Applying the Planning Process

Experience

**Property Assessment Study for Tax Increment Financing Feasibility Study
 Yonkers, NY**

This study surveyed and analyzed property conditions in support of a proposed Tax Incremental Financing District in support of a large-scale redevelopment project in the City of Yonkers. In addition to field inspections, aerial photographs and City land use and property data were reviewed, and building and site conditions, existing land uses, including under-utilization of land, parcel sizes and configurations, and other factors which may contribute to deteriorated property conditions were analyzed.

waterfront access to an existing public park to the south of downtown, and a redesign of Fox Island, the location of a variety of municipal and private uses, to create new public open space along the waterfront and improve operations for an existing publicly-operated yacht club.

Downtown Redevelopment DEIS and Tax Increment Financing Plan*

City of Yonkers, New York
 Preparation of Blight Study, Urban Renewal Plan, DEIS and Tax Increment Financing Plan for redevelopment of three key sites in Yonkers downtown and waterfront areas. Plan includes private residential and commercial redevelopment as well as public sector redevelopment.

Local Waterfront Revitalization Plan

Port Chester, New York
 Directed urban design elements of Port Chester Local Waterfront Redevelopment Plan, including improved design of an existing half-mile waterfront promenade and design of a new 2.5 acre downtown waterfront park. The design for the promenade included new seating/activity areas to improve public access to the Village's waterfront along the Byram River. Other design initiatives for this project include providing

Comprehensive Downtown Planning/Urban Design*

Village of Farmingdale, New York
 Coordination of a full-scale comprehensive planning process and downtown revitalization effort for the Village of Farmingdale (Nassau County) that involved modeling growth in the downtown, community outreach, land use and infrastructure considerations and

* Designates work completed prior to joining BFJ Planning.

Jonathan Martin, Ph.D., AICP

Urban Designer and Planner

Role: Property Assessment

Project Experience (continued)

economic development opportunities. Currently, with the plan complete, work is continuing with a re-writing the Village's zoning ordinance, signage regulations and with the provision of a Downtown Design Guidelines Manual.

City of Middletown**Comprehensive Planning****Middletown, New York*

Conducting a full-scale comprehensive planning process for the City of Middletown (Orange County) that involves interviews, community outreach and visioning, population and housing projections, land use and infrastructure considerations and economic development opportunities. Following this planning process, the city's zoning ordinance will be fully updated and project includes stewardship of plan and zoning ordinance through the NYS SEQR approval process.

Downtown Yonkers Large-Scale Urban and Waterfront Development**Yonkers, New York*

Coordination planning approval for \$1.3 billion mixed-use (residential, office, education, retail, entertainment and parking) urban redevelopment in downtown Yonkers, New York. Program includes 1,400 residential units, 450,000sf retail, 90,000sf restaurant, 80,000sf arts/cinema, 500,000sf office, 150 key hotel, 5,000 public parking spaces, a 6,500 seat minor league baseball field, and daylighting of approximately 1,900 linear feet of the Saw Mill River. Project includes first application of tax increment financing in New York State, and stewardship of project through development/planning approval process including NYS SEQR approvals.

Nassau County Affordable Housing Site Planning**Nassau County, New York*

Development and presentation of numerous schemes to site affordable housing (mixed income, mixed pro-

grams) for Nassau County Planning Commission. Process includes site, area and contextual analyses and architectural/conceptual site plan designs.

Hempstead Turnpike Corridor Plan**Elmont, New York*

Community-based planning process to revitalize a 2-mile stretch of Hempstead Turnpike Corridor in Elmont. Process includes working collectively with the Town of Hempstead, Nassau County and Sustainable Long Island through a comprehensive community outreach program over the last year and a half. Planning process employs a large-scale public visioning process as the foundation for a new corridor plan by supporting existing retail success, identifying additional parking resources, improving pedestrian access and safety, and recommending traffic calming solutions.

Town of Newburgh Design Guidelines**Town of Newburgh, New York*

Analysis of existing design challenges and community preferences to produce a formally adopted set of guidelines aims to preserve open space, protect and strengthen rural character, and preserve architectural assets. Project included guidelines for residential, commercial and hamlet development as well as a set "big-box" development guidelines.

Roosevelt Housing and Urban Renewal**Town of Hempstead, New York*

Analysis and preparation of a revitalization strategy including residential plans for several key vacant and underutilized sites in Roosevelt. The Plan set out urban renewal objectives, conceptual site plans, and included proposed land uses and related zoning amendments, as well as recommendations for area acquisition, relocation and demolition activities.

* Designates work completed prior to joining BFJ Planning.

Isabel Aguirre Martinez

Planner and Urban Designer
 Role: Planning and Urban Design

Isabel Aguirre has experience in architecture, urban design and community planning. She possesses advanced analytic, design and spacial visual representation skills. Ms. Aguirre has worked on a variety of projects and research that explore design, urban, and social aspects of communities in the United States, Mexico, Denmark and Japan.

Education

Master of Science City and Regional Planning, Pratt Institute
 Bachelor in Architecture, Universidad Anahuac

Skills

Adobe Creative Suite, ArcGIS, AutoCad, Google Sketch Up, and Microsoft Office

Experience

Reservoir Avenue Neighborhood Revitalization Zone

Bridgeport, Connecticut

Working with the City of Bridgeport and neighborhood residents, businesses owners and community stakeholders to develop a strategic plan for the Reservoir Avenue neighborhood revitalization zone (NRZ). The NRZ planning process is a collaborative effort between the City, BFJ and the neighborhood to determine priorities and needs and develop an actionable plan to improve physical infrastructure and quality of life in the Reservoir Avenue neighborhood.

Stamford Master Plan

Stamford, Connecticut

Update of the Downtown Master Plan Some of the tasks include: community outreach, understanding of priority issues at the downtown area, manage workshops to establish goals and objectives, urban transitway, downtown parking standard, and Historic preservation.

Westchester Pavilion

White Plains, New York

Preparation of SEQR Expanded Environmental Assessment Form for the rezoning of Westchester Pavilion site.

Norrebro Civic Center*

The site assigned for the design of the Civic Center is the vertex of Mimersgade and Norrebrogade streets in Nørrebro. The currently vacant lot is located in an ethnically diverse and socially dynamic neighborhood. Surrounded by parks, a metro station, and situated

on major bicycle and bus routes, the site is consequently a focus of social interaction. The design utilizes topographical separation to protect the users from vehicle traffic that surrounds the site. The exhibition area is a shelter that allows natural light and trees go through. Above, trees provide a shaded terrace.

Green Infrastructure DEP Grant*

The roof in a newly renovated building in Williamsburg would hold an intensive green roof. The space must maximize water capture, combining detention and delay runoff strategies as well as provide the community with a recreational outdoor space. In order to further support the new ecosystem, the client requested the design of tree pits as a green corridor along the sidewalk.

Centro Fox Exhibition Area*

The design of this permanent exhibition area fits in a long, narrow (80 x 8 m) existing addition in the new Centro Fox, a prominent convention center in Guanajuato, México. In his ongoing engagement with education in Mexico, former president Vicente Fox, worked to develop a didactic experience for children. The 650 square meters contains five different rooms for 200 simultaneous visitors. The long, wagon-like area incorporates the (existing auditorium and entrance as the starting point of the visit. From there, circulation through the wagon becomes the thread that leads to the exhibition rooms. In order to control groups within the area, two-way ramps direct visitors to different spaces following a sequence.

* Designates work completed prior to joining BFJ Planning.

Tina C. Lund, AICP

Associate Principal

Role: Database Manager

Ms. Lund is responsible for most of the firm's comprehensive development strategies and fiscal impact studies. Her responsibilities include project management, geospatial analysis in several GIS formats, IMPLAN Model calibration, quantitative research using computerized databases and qualitative research through public participation and literature reviews.

Education Bachelor of Arts 1994, Major in French Literature, Grinnell College, Grinnell, IA

Teaching Experience Visiting Assistant Professor of Applied Demography at the Pratt Institute graduate PSPD, guest lecturer in demographics and data collection for graduate courses at New York University Robert F. Wagner School of Public Service and Princeton's Woodrow Wilson School of Public and International Affairs

Skills Database skills: Microsoft Excel, Microsoft Access, SPSS; GIS skills: ArcGIS, CommunityViz; layout and design skills: PowerPoint, InDesign, Quark Express, Adobe PhotoShop; strong writing and editing skills.

Project Experience

Port Chester School Mitigation
For the Village of Port Chester IDA, incorporating housing criteria such as year built, structure type, number of bedrooms, cost, public school children, and construction and education costs into a school child mitigation formula that may be used to determine uniform and fair mitigations for new development.

NYMTC 2025 and 2030
For the 2025 SEDs tasks, prepared several technical memoranda on data collection and analysis for the larger project. For the 2030 SEDS iteration, assumed responsibility for several data collection tasks as well as the finalizing of the TAZ allocation models; wrote and edited technical memoranda; established inter-model and GIS linkages and provided technical support.

New York Landmarks Conservancy
Constructed a searchable database of all non-profit owned buildings in historic districts and/or designated as historic structures. The database output incorporated real property data for each structure including ownership, assessed and taxable value, as well as historic designations, a location map, a photographic image, and the results of an exterior building condition assessment.

DEP Water Pricing Analysis
Prepared a geospatial analysis of non-discretionary expenditures by income level for the five boroughs of New York City at the Census tract level to inform a water pricing analysis for NYC Department of Environmental Protection.

Brooklyn Tech Triangle: Tech and Creative Industry Assessment
Prepared an assessment quantifying the Tech and Creative sectors in Downtown Brooklyn, DUMBO and the Brooklyn Navy Yard for the Downtown Brooklyn Partnership. Firms and employment were quantified under current conditions through online surveys and Department of Labor data. The future real estate demand and economic impacts of the sectors, modeled using IMPLAN software, were determined to establish the importance of these emerging industries.

Springfield Gardens Industrial BID Establishment Study
Created a master geodatabase of property owners and lessees compiled from NYC real property data, Greater Jamaica Development Corp. records, and a Dunn and Bradstreet dataset for the potential BID area for NYC EDC.

Lower Manhattan Redevelopment Master Plan
Tracked, geocoded and mapped relocations of displaced firms, employment, and residents at the Census block level

Tina C. Lund, AICP

Associate Principal

Role: Database Manager

Project Experience (continued)

in Lower Manhattan and Census tract level throughout the rest of the tri-state area using GIS. Compiled commercial and residential real estate market data for pre, post-9/11 trend analysis.

Greater Jamaica Development Studies

Prepared assessments of demographic, employment, and land use changes for study areas including Downtown Jamaica, the Greater Jamaica Development area, 5-mile and 10-mile radii, as well as Queens County, between 2000 and 2010. The results were presented in an extensive report, geospatially illustrated as well as a topical key findings presentation. Estimated economic impacts of both construction and operations of GJDC investments using ImPlan software. Determined the importance of Greater Jamaica to Queens in terms of economic activity and social services.

Vision42 Potential Economic Impacts, Retail Study and Financing Plan

Coordinated fieldwork and electronic data collection with input requirements for construction of a land use, transit access, real estate database model for use in the five-phase evaluation of the potential benefits of making 42nd Street a light rail/pedestrian thoroughfare with limited vehicular access. Prepared and analyzed an opinion survey of 42nd Street merchants, including the supervision of its distribution by a team of 6 interns. Reviewed tax increment financing and benefit district options for the funding of the proposed light rail system. Developed an update of the transportation alternatives model originally created for Phase 1, that allowed the comparison of the proposed LRT benefits to the proposed 10th Avenue Station of the #7 Line extension.

Sunset Park Industrial Real Estate Study

Prepared spatial analysis using NYC real property data as well as written analyses of existing businesses, build-

ing conditions and catchment area for study NYC EDC study.

Yonkers Downtown Rezoning DEIS

Prepared socioeconomic chapter under SEQRA, including existing, no action and with action scenarios for a multi-tract proposed rezoning area in Downtown Yonkers. The analysis was informed by the NYMTC 2030 TAZ model data for Westchester County, adjusted to reflect new developments in the pipeline, updated vacancy data and additional suitability variables.

City of Bridgeport, CT Comprehensive Economic Development Strategy

Provided project management for comprehensive EDA 5-year funding document, including: compilation of neighborhood profiles, existing citywide conditions of employment, housing stock, zoning, infrastructure, recreation and open space; preparation of parcel-based land use maps and analysis including brownfields data; public participation forums; and, preparing and compiling project report cards for use by steering committee. Responsible for authoring the concluding, persuasive Action Plan of key goals and projects, based upon the aforementioned inputs.

New York City Housing Authority Community Board Market Analyses

Responsible for the preparation of two comparative existing socioeconomic conditions profiles for Community Board 3, Manhattan and New York City and Community Board 9, the Bronx and New York City to support feasibility analyses for market rate housing in and around large public housing projects. The profiles included demographic analysis at the census tract level, consumer expenditures and retail sales analysis at the zip code level, as well as profiles of area schools, precinct crime rates, and area public perception as represented by the media.

4.0 Project Experience

The follow pages illustrate BFJ Planning's relevant project experience.

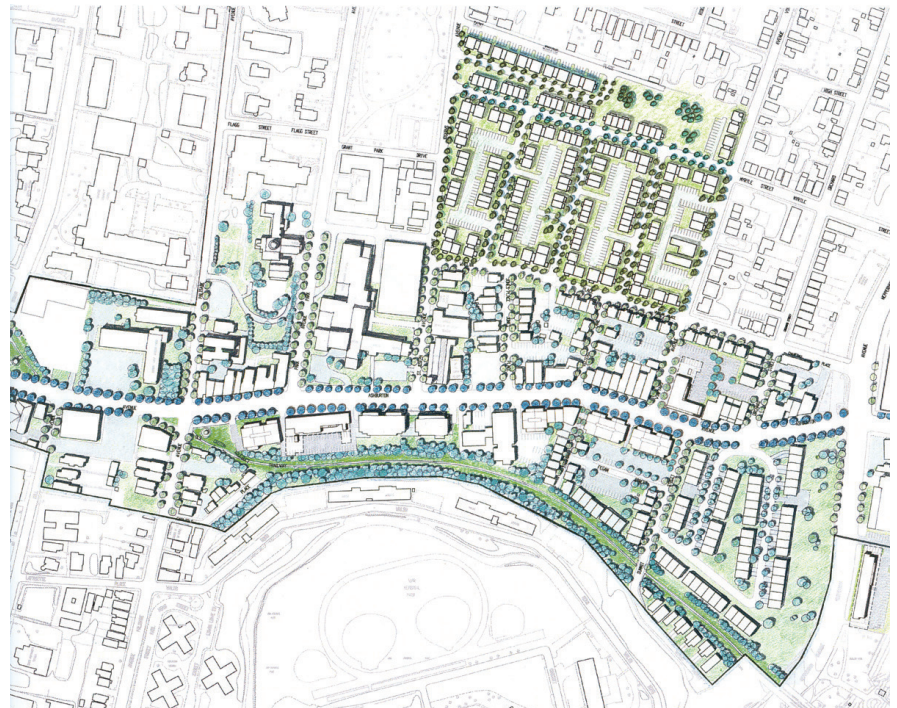
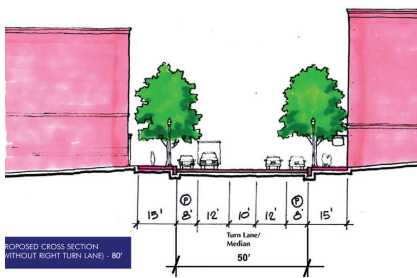
Ashburton Avenue Urban Renewal Plan

Yonkers, New York

Contact: Lee J. Ellman
Yonkers Planning Bureau
87 Nepperhan Avenue, Suite 311
Yonkers, NY 10701
914.377.6557
Lee.Ellman@yonkersny.gov

During the past several years, the City of Yonkers has experienced a broad-based economic and development renewal through the investment of significant amounts of resources from both the public and private sector. The City has seen the completion of major new residential, commercial, and public development, and the creation of new businesses and thousands of new jobs. Of the City-initiated redevelopment, several programs are unfolding near Ashburton Avenue. The Ashburton Avenue area is now poised to capitalize on these programs.

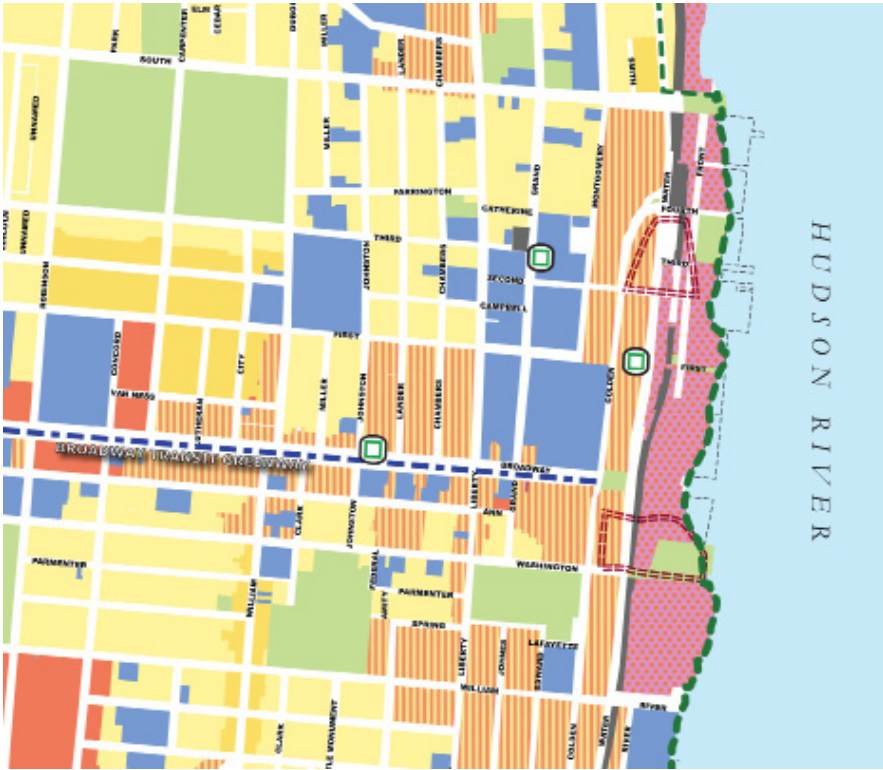
The City retained BFJ Planning (BFJ) to prepare an urban renewal plan, including a building by building condition survey (blight study), a master plan, and a Generic Environmental Impact Statement (GEIS) for Ashburton Avenue and its residential neighborhood. The goals of the urban renewal plan and master plan are: (1) To provide for the rebuilding of the entire Ashburton Avenue neighborhood, (2) To improve Ashburton Avenue to serve local businesses as well as through traffic, and (3) To provide appropriate infrastructure, parks, and open space to support a revitalized neighborhood. These publicly tested and coordinated strategies will resolve current and evolving needs as well as foster growth and renewal.



Newburgh Future Land Use Plan Newburgh, New York

Contact: Ian MacDougall, Planner
City of Newburgh, City Hall
83 Broadway
Newburgh, NY 12550
845.569.7383
IMacDougall@cityofnewburgh-ny.
gov

Newburgh’s Future Land Use Plan was prepared by BfJ as an addendum to the City’s 2008 Master Plan. As part of the study, BfJ surveyed and cataloged all of the City’s parcels to develop an existing land use map. Collaboration with City staff, the Land Use Committee and the public helped establish areas of the city where there were opportunities for growth. BfJ used this input along with recommendations from the Master Plan to develop a map illustrating the location and the preferred intensity of future land uses. The report included recommendations for key development areas, parks, open space, plazas and greenways as well as recommendations for future zoning changes. As part of the project, BfJ also prepared environmental documents required under the State Environmental Quality Review (SEQR). The plan was adopted by the City Council in 2011.



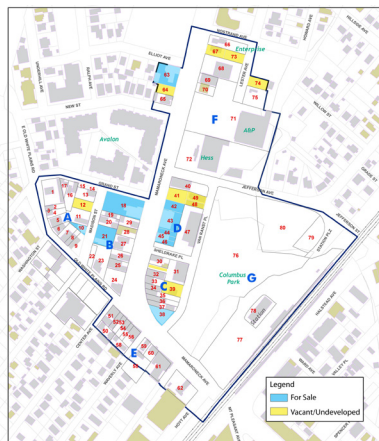
Mamaroneck Transit-Oriented Development Zoning Study

Mamaroneck, New York

Contact: Robert Galvin, AICP
 Village Planner
 Village of Mamaroneck, NY
 914.777.7731
 bgalvin@vomny.org

BFJ Planning was retained by the Village of Mamaroneck to undertake a transit-oriented development (TOD) zoning study for the Washingtonville neighborhood, which is within a half-mile of the village’s train station and adjacent to the central business district and the key commercial corridor of Mamaroneck Avenue. The study area – which contains a significant Hispanic population and is designated as a Community Development Block Grant Census Tract – is an older mixed-use neighborhood including a range of housing densities, retail, offices, auto-related uses, schools, churches and a large Village park. The area has several vacant and underutilized properties with redevelopment potential. Despite several recent successful large developments, the study area suffers from outmoded zoning which does not promote mixed-use development, and which also contains parking and setback requirements that substantially constrain development in general. In addition, the study area experiences significant periodic flooding due to its low-lying location adjacent to the confluence of the Mamaroneck and Sheldrake Rivers.

A TOD strategy as envisioned in Mamaroneck’s Comprehensive Plan (which BFJ also prepared) would incentivize badly needed new affordable residential units as well as provide new market-rate housing, encourage sustainable development, increase transit ridership, add to shopping opportunities, provide quality public space and link the neighborhood’s existing retail district to the adjacent Village central business district. BFJ, in partnership with the Washingtonville Housing Alliance – a longstanding community-based organization – reviewed implications of existing conditions and zoning and floodplain regulations for potential TOD development in the study area, to inform revisions required to make true TOD projects feasible. The TOD zoning study included conceptual site planning and design for several key properties, including three-dimensional graphic renderings of these scenarios for review at public charrettes. The result of this review and public input process will be the development of a draft TOD zoning ordinance including elements of a hybrid form-based code and incorporating design guidelines, affordable housing incentives and parking modifications.



Greater JFK Industrial Business Improvement District

Springfield Gardens, Queens

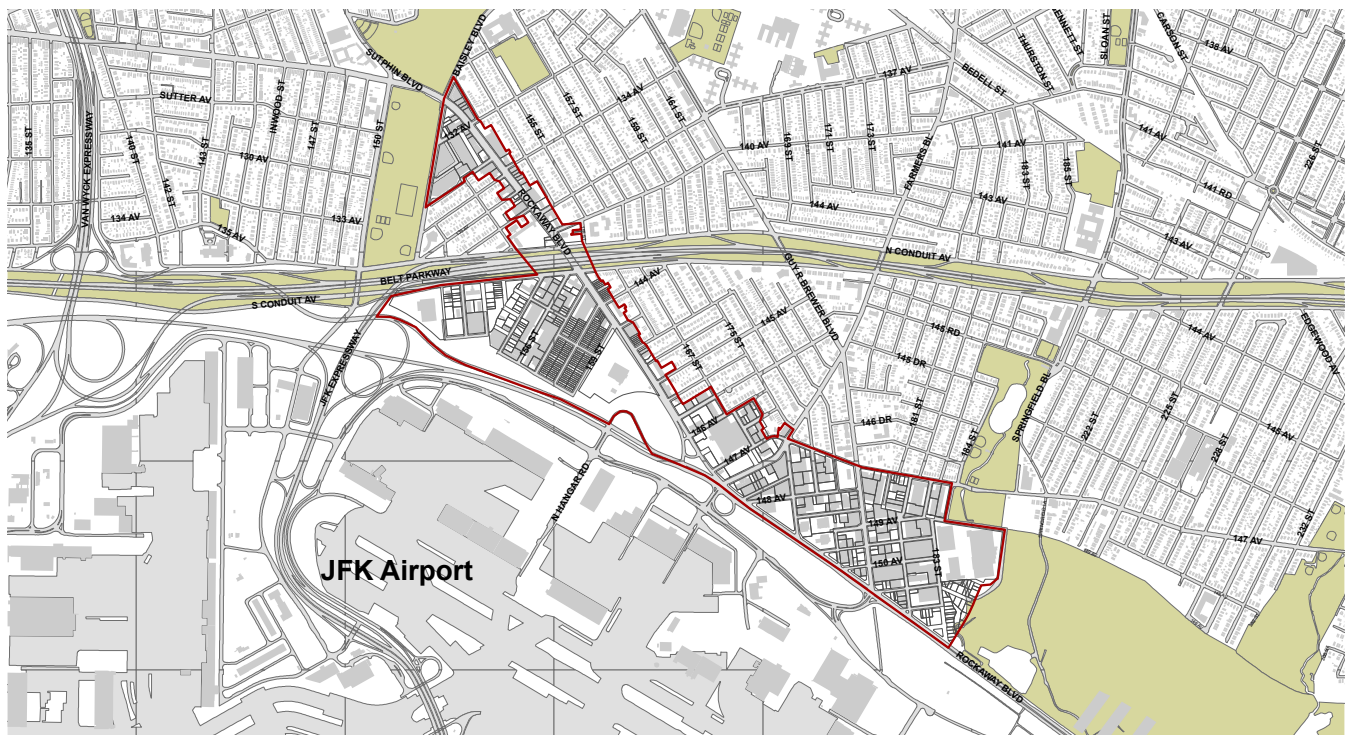
Contact: David Hopkins, Director of Aviation
 NYC EDC
 (212) 312-3771
 dhopkins@nycedc.com

In 2013, New York City Economic Development Corporation (NYCEDC) hired BFJ Planning to provide consulting services to support the formation of a new industrial business improvement district (IBID) in Springfield Gardens, Queens. The study area is located adjacent to JFK Airport and is included within the JFK Industrial Business Zone, one of 16 districts in the City that aim to promote the growth of the industrial and manufacturing businesses. The JFK IBZ is a premier location for air cargo businesses, and is also a hub for freight forwarders and custom brokers. Collectively, these entities comprise a key component of New York City’s air cargo industry.

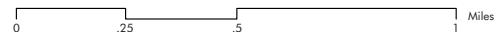
Despite these locational advantages, air cargo businesses in Springfield Gardens face several operational challenges resulting in part from the advanced age of the underlying infrastructure and generally informal development of the area. Some of these challenges could be addressed through better communication with City agencies and coordination among area businesses. To this end, the Greater JFK IBID aims to accomplish the following:

- To support the off-airport air cargo and services district by providing technical and professional services, supplemental services and improvements, and effective advocacy and administration for all district members.
- To support the enhancement of the quality of life and the recognition of the diverse experiences of all who work, visit, and live within and adjacent to the district, and to encourage members of the district to be good neighbors, striking a balance between industrial, commercial, and residential interests.

BFJ Planning is working in partnership with its affiliate Urbanomics and Barbara Cohen, a BID specialist who has over 25 years of experience in BID formation, commercial revitalization strategies and real estate development consulting.



GREATER JFK IBID BOUNDARY



Port Chester Housing Study
Port Chester, New York

Working with BFJ Planning, Urbanomics prepared a housing analysis for the Village of Port Chester in Westchester County, NY. To this end, conditions and needs are assessed in terms of availability, adequacy, affordability and special needs for the Village as a whole, and by neighborhood where appropriate. Further, characteristics of housing in Port Chester are compared to those of Westchester's 22 other villages with a focus on the distribution of publicly assisted housing. For occupants of publicly assisted housing, federal standards of income eligibility apply that tend to range below 100% of area median income (AMI). Later, information is provided on Port Chester's low income recipients of Section 8 tenant vouchers and those of rent controlled housing at varying levels of AMI to correspond to new definitions of affordable and workforce housing.



5.0 List of Clients and Projects in Westchester County

Clients

Briarcliff Manor
Port Chester
Mamaroneck
Rye Brook
Tarrytown
Tuckahoe
Pleasantville

Projects

Westchester Pavilion, White Plains, NY
42 Broad Street
Dominican Sisters
440 North Avenue

Neither BFJ Planning nor its subconsultant has any existing conflict that would interfere with our work on behalf of the Town of Port Chester. Should BFJ Planning find a conflict of interest in providing planning services to the Town, it would notify the Town immediately.

6.0 Litigation

BFJ Planning has no material litigation over the past three years that would affect our ability to deliver the services necessary to complete work for this project. BFJ has provided professional representation on behalf of the Village of Garden City, a deposition defending downtown Yonkers Zoning and a deposition defending four villages in Rockland County on their Zoning Codes.

7.0 Forms

BFJ Planning's New York State license and professional liability insurance forms can be found on the following pages.

162 WASHINGTON AVENUE
ALBANY, NY 12231

Y. S. DEPARTMENT OF STATE
VISION OF CORPORATIONS AND STATE RECORDS

FILING RECEIPT

CORPORATION NAME: BUCKHURST FISH & JACQUEMART INC.

COUNTY: NEWY

DOCUMENT TYPE : AMENDMENT (DOMESTIC BUSINESS)
NAME

SERVICE COMPANY : CT CORPORATION SYSTEM

FILED: 07/13/1993 DURATION: ***** CASH #: 930713000187 FILM #: 930713000172

ADDRESS FOR PROCESS

REGISTERED AGENT





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/26/2014

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Singer Nelson Charlmers 1086 Teaneck Road, Suite 5B Teaneck, NJ 07666 1-212-826-9744	CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED Buckhurst Fish & Jacquemart 115 Fifth Avenue New York, NY 10003	INSURER(S) AFFORDING COVERAGE INSURER A: IRONSHORE IND INC INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 38578769

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ \$ \$ \$ \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE	\$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A						<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$
A	Professional Liability			000155904	02/26/14	02/26/15	Per Claim Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

****SAMPLE****	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/6/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER FRIEDMAN & FRIEDMAN AGENCY INC 900 Merchants Concourse Ste 414 Westbury NY 11590	CONTACT NAME: MARIA SCHRIEFER PHONE (A/C No. Ext): (516) 683-0500 E-MAIL ADDRESS:	FAX (A/C, No): (516) 683-3302
	INSURER(S) AFFORDING COVERAGE	
INSURED Buckhurst Fish Jacquemart, Inc 115 FIFTH AVENUE, 3RD FLOOR ATTN: Michael Sanchez NEW YORK NY 10003-1004	INSURER A: Charter Oak Fire NAIC # 25615	
	INSURER B: Travelers Indemnity of America 25666	
	INSURER C: St Paul Fire and Marine 24767	
	INSURER D: Travelers Prop Cas Co of Amer 25674	
	INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 13-14 BFJ-NY Master **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY			6806793L030	12/1/2013	12/1/2014	EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
B	AUTOMOBILE LIABILITY			BA-6791L398-12-GRP	12/1/2013	12/1/2014	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								Uninsured motorist combined	\$ 1,000,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		ZUP14T49489-12	12/1/2013	12/1/2014	EACH OCCURRENCE	\$ 10,000,000	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 10,000,000	
	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> RETENTION \$ 10,000						\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB3917T943	7/1/2013	7/1/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE MARIA SCHRIEFER/MARIA <i>Maria Schriever</i>

8.0 Schedule

The schedule can be found on the following page.

Village of Port Chester, NY - Property Assessment and Neighborhood Revitalization Strategies Report
 Timetable

Task	Description	1	2	3	4	5	6
Task 1 Consultation & Develop ARO Boundary Identification	1.1: Kick-off Meeting/Consultation with Village Staff & Boards						
	1.2: AROs Study Area Site Visits/Preliminary Basemapping						
	1.3: ARO Final Boundaries						
Task 2: Develop ESRI Geodatabase	2.1: External Data Collection/Tabulation						
	2.2: Develop ESRI Draft Geodatabase						
	2.3: Meeting with Village Staff to Test Compatibility						
	2.4: Draft Geodatabase						
Task 3 Conduct Property Conditions Survey	3.1: Site Surveys (AROs)						
	3.2: Survey Data Tabulation						
	3.3: Join Survey Data to ESRI Geodatabase						
	3.4: Completed Geodatabase						
Task 4 Develop Existing Conditions Mapping & Demographic Analysis	4.1: Develop Existing Conditions Thematic Mapping/Tabulation Tables						
	5.1: Develop Policy Recommendations (Revitalization Strategies)						
	5.2: Develop Legal Process and Implementation Strategies						
	5.3: Research Funding Opportunities						
	5.4: Produce Final Report						
5.5: Final Report							
Meetings							



Meeting with Study Advisory Committee
 Public Workshops
 Key Deliverables Milestone

9.0 Fees

Our proposed fee for the aforementioned scope of services is based on preparation of a Property Condition Assessment and Neighborhood Revitalization Strategies Report and associated tasks, as described above. We propose to work on a time and expense basis against the attached rate schedule. Our proposed upset fee is \$85,000 to be billed against the attached hourly billing rates. Our fee includes detailed property surveys, geodatabase creations, mapping and surveying of up to six Areas of Rehabilitation/Redevelopment Opportunity (AROs). If additional areas are proposed, we propose a budget of \$10,000 for each additional area as required. Should we complete the work for less than \$85,000 the City would be billed the lesser amount. Since this is a time and expense project with a cap of \$85,000 any expenditure beyond that amount to cover the cost of additional AROs will require the written approval of City prior to proceeding with additional work activity on the project.

WORK TASKS	FEE
Task 1: Consultation & Develop ARO Boundary Identification	\$7,500
Task 2: Develop ESRI Geodatabase	\$10,500
Task 3: Conduct Property Conditions Survey	\$40,000
Task 4: Develop Existing Conditions Mapping & Demographic Analyses	\$8,000
Task 5: Develop Policy Recommendations	\$10,000
Meetings (6)	\$9,000
TOTAL: \$85,000	

2014 Hourly Billing Rates

PRINCIPAL	HOURLY BILLING RATE (\$)
F. Fish	220
ASSOCIATE PRINCIPAL	
S. Yackel	195
SENIOR ASSOCIATES	
J. Martin	190
S. Favate	175
PROFESSIONAL STAFF	
I. Martinez	85
URBANOMICS	
T. Lund	195

Proposal Submitted To

The Village of Port Chester



Request for Consulting Services

To Prepare:

- *Property Condition Assessment Report*
- *Neighborhood Revitalization Strategies Report*



June 20, 2014



FERRANDINO & ASSOCIATES INC.
PLANNING AND DEVELOPMENT CONSULTANTS

June 20, 2014

Mr. Christopher Gomez, AICP, Director of Planning
Village of Port Chester
Office of Planning and Development
222 Grace Church Street, Rm 202
Port Chester, New York 10573

Re: Request for Proposals
Property Condition Assessment and
Neighborhood Revitalization Strategies

Dear Mr. Gomez:

Pursuant to your Request for Proposals, I herewith enclose ten copies to prepare the Property Condition Assessment and Neighborhood Revitalization Strategies Plan.

Ferrandino & Associates Inc. Planning and Development Consultants, of Elmsford, NY has extensive experience in providing technical planning assistance to municipalities. We offer a full complement of services for this assignment and we have detailed in this proposal our experience, including preparation and review of neighborhood plans, corridor studies, blight determination studies with urban renewal plans within Articles 15 and 15A of the NYS General Municipal Law.

We believe that our planning experience, our knowledge of Port Chester and the availability of experienced principal and senior staff make our team uniquely qualified for this assignment.

The firm is not currently involved in any litigation nor has it been for the last 3 years. We have no conflicts whatsoever with respect to this assignment and we have never had a contract terminated with any governmental agency.

For administrative purposes, if retained, I will serve as principal-in-charge and we will work in an efficient and cost effective manner. We look forward to discussing our proposal and qualifications with you in depth during the course of an interview.

Very truly yours,

Vince Ferrandino, AICP
Principal

Enclosures: Ten copies, plus a CD.

M/Agreement/Proposal/PortChester/NeighborhoodRevitalization/C.Gomez/062014

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CONTACT PAGE

Proposer: **Ferrandino & Associates Inc.**
Planning and Development Consultants
Tarry Elm Business Center
Three West Main Street, Suite 214
Elmsford, New York 10523
www.faplanners.com

Legal Status: **Incorporated in New York State**

Contact Person: **Vince Ferrandino, AICP**
Principal
914-345-5820 ext. 101
Ferrandino@aol.com

1.0 INTRODUCTION

1.1 Understanding the Assignment

The Village of Port Chester is a vibrant and economically diverse community, rich in history and beauty, located approximately 20 miles north of New York City with access to key regional transportation routes, including the Metro North New Haven Line, Interstates 287 and 95 and the Boston Post Road. The Village has a total land area of approximately 2.4 square miles and is home to a population of 28,967 (2010 Census).

Following up on the adoption of the 2012 Comprehensive Plan, the Village is seeking to prepare a property condition assessment which will lead to innovative neighborhood revitalization strategies targeted at specific neighborhoods exhibiting patterns of dis-investment. Strategies for each Area of Rehabilitation/Redevelopment Opportunity (ARO) will seek to align with the goals and objectives of the Comprehensive Plan including, encouraging multi-modal transportation systems that focus on facilitating biking and pedestrians and that meet the parking needs of the residential and commercial users, integrating green infrastructure to manage stormwater run-off, providing balanced housing choices and promoting design excellence. Additionally, the strategies will seek to enhance Port Chester's waterfront as a commercial, recreational and cultural destination and link it to the rest of the Village, preserve historic resources, sustain and strengthen the Village's arts and cultural community, and attract new businesses to the downtown.

Phase I of the project, the property condition assessment, consists of analyzing a variety of property data including building and health code violations, structural deficiencies, substandard, insanitary or deteriorated conditions, tax delinquencies, judgments and mechanics liens, mortgage defaults, vacancies and/or abandonment and zoning code violations. Based on the data collected, Area(s) of Rehabilitation/Revitalization Opportunity (ARO) within the Village would be identified. In Phase II, targeted neighborhood revitalization strategies, including property rehabilitation programs, infill development, brownfields redevelopment, selective demolition, condemnation and urban renewal would be developed for each ARO.

The multiple components of the project require expertise in sustainability theory and best-practices and knowledge of and experience with innovative land use planning, economic development and traffic and transportation analysis, **Ferrandino & Associates Inc.** has extensive familiarity with the project and with the Village of Port Chester, having prepared the *2012 Route 1/North Main Street Corridor Study* and the *2012 Comprehensive Plan/GEIS*, and participated in numerous SEQR reviews. We have no conflicts and are prepared to take on this assignment efficiently and expeditiously.

2.0 FIRM QUALIFICATIONS

For this assignment, ***Ferrandino & Associates Inc., Planning and Development Consultants (F&A)*** of Elmsford, New York will provide all of the services necessary to successfully complete the *Property Condition Assessment and Neighborhood Revitalization Strategies Plan*. The firm, established in 1988, has considerable expertise in land use, zoning, urban design, GIS mapping, economic development, municipal finance, infrastructure and transportation planning, as well as open space and historic preservation. Firm members are familiar with the operations of the NYS Building Code, NYS General Municipal Law Article 15 and NYS State Grant Consolidated Funding Grant Opportunities available through Regional Economic Development Councils.

Vince Ferrandino, AICP, the firm's Principal, will serve as principal-in-charge and overall project manager directing a professional staff of planners, transportation analysts, design professionals and economists at the firm.

What follows are the special qualifications of the firm, including examples of projects undertaken by the firm that are similar in scope and content to the subject proposal. More detailed information on the firm and staff resumes can be found in **Section 6.0** of this proposal.

Ferrandino & Associates Inc. (F&A) is a multi-disciplinary planning firm with extensive experience in comprehensive and strategic planning, zoning, land use and environmental studies, transportation planning, site planning, GIS mapping, urban design, real estate market analysis, economic development, commercial revitalization and community and economic development. The firm services large and small municipalities, County, State and Federal agencies, not-for-profit groups, and private corporations and institutions ranging from large developers to grass-roots civic, neighborhood and business associations, special services districts, and local development corporations. F&A's land use and zoning experience includes preparation of comprehensive plans, zoning ordinances, historic district ordinances and urban renewal plans, corridor studies, neighborhood plans, downtown plans and hamlet studies. The firm's economic development experience includes the preparation of market studies for retail, office, hotel, industrial and residential uses, neighborhood, hamlet, corridor and downtown plans, marketing and business recruitment plans, local and regional economic development plans, as well as economic and fiscal impact analyses for public and private sector clients. F&A has established a solid presence in the tri-state area, with a focus on the Hudson Valley, servicing a majority of its municipalities, as well as many private clients, in a number of capacities.

The firm numbers over 100 municipalities and several large private developers among its clients, including office, residential (market rate and affordable), hotel and shopping center developers. In addition, the firm has provided planning and economic development assistance to several New York State-designated Empire Zones, as well as Federal Enterprise Communities and the New York City Empowerment Zone.

In addition, F&A has helped form and advises local development corporations, community development corporations and Special Services Districts/Business Improvement Districts on area-wide and neighborhood-based economic development initiatives. The firm also prepares grant applications for Federal, State and foundation funds and feasibility studies, capital improvements plans and other commercial revitalization strategies for urban, suburban and rural clients---an area of expertise which we believe will be helpful to the Village of Port Chester in funding some of the enumerated tasks and implementation recommendations.

F&A has prepared similar property condition assessments as part of blight determination studies for several municipalities. Of particular relevance to this assignment, for example, F&A prepared blight determination studies and urban renewal plans for the **Cities of New Rochelle, Mount Vernon and Peekskill, the Villages of Brewster and Hempstead, and the Town Haverstraw.** Further, the firm prepared urban renewal and historic district legislation, including guidelines for an historic preservation board, which serves as the capstone for downtown development in the **City of Peekskill.**

The firm also prepared market studies and economic development or revitalization plans for **Westchester County and Dutchess County, for an LDC in the South Bronx, the Towns of Cortlandt, Riverhead, Southampton and Hempstead, LI, and the Cities of White Plains, New Rochelle, Mount Vernon, NY and Stamford, Plainville and Torrington CT.** In New York State, the firm has prepared community development plans for **the County of Dutchess and Cities of Poughkeepsie and New Rochelle,** a Comprehensive Community Plan for the area surrounding the Gowanus Canal in the **Borough of Brooklyn** and in Connecticut for the **Cities of Danbury, Waterbury, New Britain and Meriden,** neighborhood plans for the **Towns of East Hampton and Mamaroneck** and waterfront revitalization plans for the **City of Long Beach** and the **Village of Patchogue, LI.**

F&A has helped procure funding for numerous economic development and revitalization plans including for the **Cities of Yonkers and Mount Vernon,** and the **Town/Village of Scarsdale** in Westchester County, the **City of Kingston** and the **Village of Ellenville** in Ulster County and the **Village of Hempstead, LI.**

In **Port Chester,** F&A prepared the *Route 1/North Main Street Corridor Study* (2 miles) and the 2012 Generic Environmental Impact Statement (GEIS) as part of the Comprehensive Plan update.

It should be noted that the firm's principal, *Vince Ferrandino, AICP,* formerly served as the Director of Planning for several New York State municipalities which underwent extensive revitalization under his direction. He has authored numerous comprehensive plans, urban renewal plans, neighborhood plans and redevelopment strategies. Further, both he and his firm have considerable experience in implementing land use and economic development plans, community development plans, marketing plans and comprehensive plans.

2.1 Selected Relevant Projects

Per the RFP, outlined below are several relevant projects that F&A has recently completed or are underway.

BELMONT-ARTHUR AVENUE LDC/BID Bronx, New York

F&A has served as consultant to this Bronx-based LDC in a number of capacities:

- Completed a Business Improvement District Feasibility Study for the LDC, including preparation of database of properties within the proposed BID and design and costing of a long range Capital Improvements Plan.
- Completed marketing, land use and urban design studies for the retail and residential areas of this mid-Bronx neighborhood. Also conducted a building conditions study and made recommendations for physical improvements resulting in a comprehensive plan for the neighborhood.
- Conducted a survey of City-owned vacant land and buildings and made recommendations for re-use and redevelopment of properties.
- Prepared an economic feasibility study to determine the appropriate re-use of a 20,000 square foot vacant City-owned building; devised a marketing strategy for prospective mixed use tenancy, including ground floor commercial and upper level offices.

VILLAGE OF BREWSTER New York

For this Putnam County Village, the firm prepared a **blight determination study** in anticipation of preparing an urban renewal plan. The plan will be part of an overall Comprehensive Plan update for the Village.

TOWN OF EAST HAMPTON New York

F&A prepared a **neighborhood plan** for the North Main Street area of this upscale East End community. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive community visioning and an intensive 3-day design charrette. *The North Main Street Corridor Study* resulted in a plan to improve circulation along the commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.

GOWANUS CANAL COMMUNITY DEVELOPMENT CORPORATION Brooklyn, New York

F&A led a multi-disciplinary planning, design and engineering team to develop a **Comprehensive Community Plan** for the area surrounding the Gowanus Canal in the Borough of Brooklyn. Analysis included an inventory of land uses, including residential, historical and cultural resources, and transportation and utility infrastructure. Study elements also included zoning, real estate and development trends, demographic analysis and business profile. The project involved extensive community participation, stakeholder outreach and visioning in developing design principles and alternative development strategies with specific action plans. Recommendations addressed underutilized and vacant parcels along the Canal and in the surrounding neighborhood, constraints on public access to the waterfront and open space needs. The Plan was adopted by the CDC and endorsed by Brooklyn City Planning and numerous City and State agencies. The Plan also served as the basis for a developer RFP that succeeded in attracting a leading developer to build in accordance with our Plan.

TOWN OF HAVERSTRAW New York

F&A, was retained by the Town of Haverstraw to prepare a Campus Plan for the former Letchworth Village Developmental Disabilities Center. The Plan included re-use of existing buildings, new construction and **blight determination** for purposes of acquisition and clearance. Marketability of proposed uses was also tested. The Plan was needed by the Town to satisfy bonding requirements in its purchase of the 160-plus acre campus from the State of New York. F&A also oversaw the developer selection process including the preparation and issuance of both a *Request for Expressions of Interest (RFEI)* and *Request for Proposals (RFP)*. A developer was chosen and F&A directed the site plan and environmental review for the 500 unit, age restricted mixed use project on the Town's behalf.

TOWN OF HEMPSTEAD New York

F&A was retained by the Town of Hempstead to prepare a Comprehensive Plan for the **Inwood** area that addresses incompatible land use mixes, blighted areas, and development strategies for vacant or underutilized property, including the waterfront, conservation of natural resources and brownfields redevelopment strategies. Tasks for this 2.1-square mile area adjacent to Kennedy Airport in Queens included data collection, creation of an analytical GIS, demographic overview of the community and trend analysis, community outreach and visioning, land use and zoning components, revitalization efforts and implementation techniques. The Plan was adopted by the Town Board in 2012.

VILLAGE OF HEMPSTEAD

New York

- F&A was retained to prepare **blight determination studies** and **urban renewal plans** for two projects in the Village: 820 Front Street, an abandoned hospital site adjacent to a nursing home to be converted for medical-related uses; and 100 Main Street, to be added to the North Main Street Urban Renewal Area. F&A will also complete environmental documentation for each plan, determining impacts of the proposed amendments on the community, and will incorporate these plans into the Comprehensive Plan.
- On behalf of the Community Development Agency and Hempstead Hispanic Civic Association, during the 2006 funding round, the firm prepared a *New York Main Street Program (NYMS)* grant application in the amount of \$200,000, designed to stimulate reinvestment in the downtown (target area included two blocks on Main Street between Front Street and Nichols Court) and support efforts to restore and strengthen the economic and social vitality of Hempstead's "Main Street." The NYMS Program, administered by the New York State Division of Housing and Community Renewal (DHCR), will provide grants to owners for thirteen façade improvements; two mixed-use building renovations/ residential conversions (assistance for installation of an elevator); and removal of non-compliant gates; enabling the Village to continue its mission to preserve and revitalize a mixed-use Main Street. The grant was approved in the amount of \$185,000 in a very competitive round.
- F&A serves on retainer to the Village in the review of site plans and subdivision applications.

CITY OF LONG BEACH

New York

F&A collaborated with a team of engineers, architects and landscape architects to create design plans and an implementation strategy for redevelopment of a City-owned waterfront site in this Nassau County community. The project involved extensive citizen and stakeholder outreach in planning for community-oriented recreation facilities and intermodal linkages between the site and the City's downtown. The Plan has been completed and the next stage is marketing the site through preparation of a *Request for Expressions of Interest (RFEI)* from prospective developers.

TOWN OF MAMARONECK **New York**

F&A was retained by the Town to analyze land use, zoning, parking, traffic and aesthetics in the Town's BMUB District encompassing the Myrtle Boulevard area abutting the Village of Larchmont's downtown and New Rochelle's border. The **Neighborhood Plan**/process included significant stakeholder involvement, focused primarily on residents and merchants in the area. The result of this study was the *Myrtle Boulevard Plan*, which included amended zoning, traffic re-routing, a streetscape and capital improvement plan, and alternative parking arrangements. The firm also provided environmental documentation for this study, which will result in an amendment to the Town's Comprehensive Plan. F&A also prepared the Town's application for CDBG funds to help finance a portion of the recommended improvements.

CITY OF MOUNT VERNON **New York**

- F&A recently prepared an **Urban Renewal Plan** for a ten acre super block that will contain high density, transit-oriented, mixed-use commercial, office, residential and related uses near the Mount Vernon East rail station. The area was designated as eligible for urban renewal based upon a **Blight Determination Study** prepared by F&A and adopted by the City Council in October 2012. The Plan has been designed to implement the City's planning and economic development goals of increasing the commercial amenities and offerings for residents and stakeholders, increasing the number of employment opportunities for residents and stabilizing the City's tax base. Currently undergoing the SEQR process, the Urban Renewal Plan and its incorporated zoning district are anticipated to be adopted in late 2014 or early 2015.
- F&A is currently under contract to provide planning consulting services to the City Council in review of projects before it, as well as to provide advice to the City on its Community Development Block Grant (CDBG) program.
- F&A served as the City's consultant in the preparation and adoption of the RMF-SC Floating Overlay Zone which is intended to provide housing opportunities in close proximity to social and daily shopping activities for the City's residents to "age in place". The new zone seeks to implement planning practices for senior citizen housing with regard to transit oriented development and maximize the use of existing infrastructure while fostering greater walk-ability with the community. The zone, which recently received a Westchester Municipal Planning Federation award, was adopted by the City Council in December 2013, following the completion of a GEIS prepared by F&A.

- Served as consultant to Mount Vernon in preparation of Twenty-first Century report and policy plan on City's future. Currently preparing a major update to City's Comprehensive Plan.
- Directed several studies resulting in zone and map changes to permit more intensive uses of existing vacant land and buildings. Zoning changes have resulted in construction of office condominiums, rental offices, industrial buildings, commercial space and multi-family housing.
- Prepared marketing materials to aid municipality in marketing vacant city and privately-owned land and buildings having potential economic value. As such, wrote narrative, supervised market research, design and graphics and interface with prospective purchasers and/or developers in marketing efforts.

CITY OF NEW ROCHELLE

New York

- F&A prepared a study to determine whether a 23 acre mixed use area in east New Rochelle was eligible for **urban renewal** designation to accommodate a 300,000 sq. ft. IKEA superstore which would be a major job and tax revenue generator for the City. F&A concluded that the area's 66 parcels exhibited a high percentage of blighting conditions, enabling the City to proceed with the project under the urban renewal statutes. The project has since been abandoned by IKEA.
- Prepared Draft and Final Generic Environmental Impact Statement (GEIS) and Findings for **Weyman Avenue Urban Renewal Plan** in conjunction with eminent domain proceedings for redevelopment of 27 acre site for 125,000 sq. ft. Home Depot and additional 120,000 sq. ft. retail warehouse. Served as review consultant for EISs prepared by applicants for site specific development on each of the 2 development parcels: Home Depot and Costco. Projects approved and in occupancy.

NEW ROCHELLE NEIGHBORHOOD REVITALIZATION CORPORATION

New Rochelle, New York

F&A completed a **Neighborhood Development Plan** for a superblock in West New Rochelle. The Plan involved a **blight determination study and urban renewal plan**, an acquisition and relocation analysis, an environmental analysis including a Phase I Environmental Audit, the development of an architectural concept plan for the area, and a financial feasibility analysis for construction of 172 units of affordable housing for families and elderly. The end product was an urban renewal plan and zoning requirements, also prepared by the firm, which were tailored to meet the needs of the superblock. F&A also prepared a GEIS to analyze environmental impacts of the project. The project has been built according to our Plan and is in occupancy.

VILLAGE OF PATCHOGUE New York

F&A collaborated with a team of engineers, architects and urban designers to create design plans and an implementation strategy for redevelopment of a Village-owned waterfront site in this Suffolk County community. The project, which will create a maritime center, includes extensive visioning and design charrettes to solicit public input. The process involved planning for community-oriented recreation facilities, other water-dependent uses and intermodal linkages between the site and the Village's downtown. Land use, zoning and urban design changes were recommended for this **waterfront plan** which included a strong economic development and economic impacts component.

CITY OF PEEKSKILL New York

- F&A guided the **urban renewal** disposition process for the City for property recently conveyed to a private developer to construct affordable live-work loft housing for artists in the CBD. Project approved and in occupancy.
- Directed planning for **two mixed use urban renewal projects** in and around the City's retail business district.
- As part of a moratorium on development, F&A was retained by the City to analyze zoning within the Central Business District, with a focus on creating an historic district and drafting guidelines for preservation of aesthetically or historically significant structures. Working closely with the City's planning staff and the Historic Commission, the proposed zoning and historic district regulations were adopted by the Common Council and will be considered an amendment to the City's Comprehensive Plan.
- Directed downtown urban design, parking and circulation studies.

TOWN OF PLAINVILLE Connecticut

F&A was retained by the Town of Plainville to prepare a **Needs Assessment** for the downtown area of this community of 17,000 people in central Connecticut. The assessment included community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, issues associated with vehicular and pedestrian circulation, and economic analysis for revitalization of the CBD. The *Needs Assessment*, recently completed, is the first step toward developing a full-scale *Downtown Revitalization Plan*.

VILLAGE OF PORT CHESTER New York

As part of a major update to the Village's Comprehensive Plan, F&A recently completed a *Route 1 Corridor Study/Downtown Plan*—examining vacant and underdeveloped or 'soft' sites on Boston Post Road from the Rye City border to Greenwich, to identify potential redevelopment opportunities. Tasks included land use, parking, traffic and infrastructure analyses, build out of vacant sites and a retail market study to determine optimal re-uses and redevelopment in the study area. Also recommended were "branding" for the two mile corridor, as well as suggested economic development tools and an organizational framework to implement the Plan. The study was adopted by the Board of Trustees and is being used by the Village as a blueprint for business attraction and retention.

At the same time, the firm prepared a Generic Environmental Impact Statement [GEIS] as part of a Comprehensive Plan update, which evaluated the potential impact of implementing the Comprehensive Plan and zoning amendments. A build out analysis was conducted as well to determine the impacts of the several zone changes, with the goal of limiting density in residential areas and increasing density along development nodes in the downtown. The updated Comprehensive Plan and GEIS were adopted by the Board of Trustees in December 2012 and major rezonings approved in March 2013.

TOWN OF RIVERHEAD New York

- On the Town and Suffolk County's behalf, F&A prepared an area-wide economic development plan and successful application for Empire Zone status for the 2,900 acre Riverhead Calverton former Air Facility Base and Grumman Northrup Industries installation. The designation was granted in June 1998.
- As part of a major rezoning of 500 acres from recreation to industrial use, F&A prepared a market study to examine supply and demand on Long Island vis-à-vis the potential to absorb this space when and if rezoned. The site is located in the 2900 acre Calverton Empire Zone which F&A assisted in establishing when it prepared the Town's application for designation by the State of New York. Following completion of the market study, a supplemental Generic Environmental Impact statement (GEIS) was prepared to analyze the impacts of the proposed zone change and the zone change was adopted.

TOWN/VILLAGE OF SCARSDALE **New York**

F&A was retained by the Town/Village of Scarsdale to develop an **Infrastructure Improvement Plan** to create better parking conditions, traffic circulation and pedestrian safety, as well as a more aesthetically pleasing environment as a result of new zoning, streetscape and design guidelines that were ultimately implemented. As part of the *Plan*, F&A conducted extensive community outreach and crafted a strategic partnership approach with a downtown committee to enhance the economic viability of the CBD and identify retail market niches for the Village to pursue. Following *Plan* completion, the municipality completed a \$5 million capital improvement project based upon F&A's *Improvement Plan*.

TOWN OF SOUTHAMPTON **New York**

- F&A prepared **revitalization study and plan** for the *Flanders-Northampton-Riverside* area of this East End community. Analysis included an inventory of uses, blighted conditions, infrastructure and right-of-way improvements for this lower income area of an otherwise affluent town. A key component of the *Plan* was extensive community outreach and visioning, as well as stakeholder workshops and design charrettes. The result was a plan combining land use, zoning, urban design, housing and economic development recommendations, which comprised an amendment to the Town's Comprehensive Plan.
- Also completed for the Town was a study of the Noyac Road area, which investigated land use, zoning, traffic and community character issues. Known as the *Noyac Road Corridor Study*, the effort was also consensus-based, relying heavily upon input from local residents through public meetings, design charrettes and one-on-one focus group meetings. A final report on the **revitalization plan** was delivered to the Town Board which, after public hearings, comprised an amendment to the Town's Comprehensive Plan.

CITY OF STAMFORD **Connecticut**

- F&A prepared a *Value Retail/Megastore Study* for the City which focused on developing a retail/industrial policy, a typology of value retail uses, and the development of land use standards that have been incorporated into both the City's existing zoning ordinance and master plan. The goal was to permit value retail on certain sites while protecting the integrity of the central business district and preserving industrially zoned land. Our recommendations are currently being implemented by the City.

- F&A was subsequently retained by the Downtown Stamford Special Services District (DSSD) to prepare an economic impact analysis and commercial character assessment to determine the impact of a proposed “big box” development on existing retail in the City and the long-term viability of the downtown, and to ascertain reasonable alternatives. Tasks included determining the maximum quantity of retail the Stamford economy can support; establishing the types of retail which would most complement the downtown and be in character with the surrounding concentrations of new and revitalized commercial activity; determining the most appropriate location to land unmet retail needs; estimating the impact of big box retail development on existing downtown retail; and reviewing and analyzing the relevance of non-retail vs. retail streets as designated in the City’s zoning regulations. F&A matched technical analysis with field research, mapping, data collection and input from stakeholders in the form of focus groups designed to elicit opinions and ideas, which helped to inform the technical analysis. The report has been completed and accepted by the DSSD.

CITY OF TORRINGTON Connecticut

- F&A was retained by a public-private partnership and the City of Torrington to develop a Downtown Plan. This action-oriented, stakeholder-driven **revitalization plan** included extensive community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for this former manufacturing town in Litchfield County. Long-term components of the Downtown Plan include a capital improvements program and a market study that are assisting this public-private partnership in conducting business recruitment efforts.
- Building upon the firm’s Downtown Plan, F&A worked closely with local officials to implement a number of recommendations. The Plan includes recruitment of businesses, implementation of streetscape and tourism plans and suggestions for projects to benefit the downtown area.

ULSTER COUNTY/CITY OF KINGSTON New York

On behalf of the City of Kingston and the Ulster County Development Corporation, the firm prepared a downtown plan and application for \$250,000 in funding under the New York State Urban Development Corporation's Commercial Revitalization Program. The project includes grants for public improvements, facade renovations and design services in concentrated downtown area. The application was approved and the project is underway.

CITY OF WHITE PLAINS White Plains, New York

F&A prepared *City-wide Comprehensive Marketing and Economic Development Plan* for retail and office sectors, in addition to developing database of vacant office and retail properties. The program consisted of a market analysis that laid the foundation for the development of an economic development and advertising concept to revitalize the downtown. As part of this overall strategy, a full public relations campaign with special events and press was designed and implemented, along with a direct mail program and the development of an 8 page 4 color brochure and inserts. The F&A Plan served as the basis for the subsequent White Plains downtown renaissance (*City Center*) that includes entertainment retail, a Target store, multiplex theater, restaurants, hotels and over 1,000 units of luxury housing.

2.2 Professional References

- ***City of Mount Vernon South Fourth Avenue-East Third Street Urban Renewal Plan and GEIS***
Jamie Martinez, Acting Planning Commissioner
Phone: 914-772-4131
jamartinez@ci.mount-vernon.ny.us
- ***Village of Hempstead Downtown Comprehensive Plan and GEIS***
Debra DiSalvo, Village Attorney
Phone: 516-478-6275
Durbano-disalvo@villageofhempsteadny.gov
- ***City of New Rochelle Zoning Code Update and Several Urban Renewal Plans***
Kathleen Gill, Former Corporation Counsel
Phone: 914-400-5630
kgill@lona.edu

3.0 SCOPE OF SERVICES

What follows is an overview of the approach and methodology that, if retained, **Ferrandino & Associates Inc.** (hereinafter referred to as F&A) will utilize in completing the tasks outlined below. It is likely that this scope will be fine-tuned, based upon further communication with the Village of Port Chester Board of Trustees and Office of Planning and Development. Please note that the Consultant has extensive experience, from a planning and implementation perspective, in crafting and overseeing property condition assessments, blight determination studies, concentrated code enforcement, urban renewal plans and neighborhood revitalization plans as indicated in our *Curriculum Vitae* (Section 6.0).

The assignment will be comprised of three distinct phases, each building upon the previous. Phase I and Phase II will comprise the scope of this proposal with Phase III to be subsequently considered.

3.1 Phase I: Property Condition Assessment

Depending on the Village's ultimate budget and time frame, F&A envisions two options for the first phase of the project: a least cost option (Option A) and a more comprehensive but potentially cost prohibitive option (Option B):

Option A: Neighborhood Pre-qualification

Option A will "pre-qualify" certain areas of the Village based upon demographic, housing and crime data. Once these areas of concern are identified, and approved by the Port Chester Office of Planning and Development staff, a thorough property condition analysis of each parcel within the identified areas will be undertaken. Pre-qualification will be based on F&A's knowledge of neighborhood conditions in Port Chester and preliminarily HUD's Community Development Block Grant (CDBG) target areas and substantiated by data collected by the U.S. Census Bureau. F&A will use census tract level data, such as overcrowding, lack of complete kitchen and/or bathroom facilities and vacant housing units, as proxies to determine which areas will undergo the full property condition assessment. Once census tracts are identified as part of this "sensitivity analysis", a detailed property-by-property analysis will identify all existing building and health code violations, structural deficiencies, substandard, insanitary or deteriorated conditions, tax delinquencies, judgments and mechanics liens, mortgage defaults, vacancies, abandonment, and zoning code violations within the identified areas of concern.

The property condition information on each individual parcel will be tabulated by F&A in an Excel database. Information from the Assessor's Office, Building Department and Tax Office will be obtained through the Village's digital file archives. Information from the Assessor's Office will include the owner and the assessed value of each parcel. Available information on age of building, building and health code violations, zoning violations and structural deficiencies will be obtained from the Building Department. Information on tax delinquencies will be

obtained from the Tax Office. Information on mortgage defaults and judgments and mechanics liens will be obtained from Westchester County Clerk through their online database.

In addition to the information gathered from the Village's files, F&A will conduct a "windshield" parcel-by-parcel field evaluation of zoning/land use compatibility, occupancy and exterior physical conditions of each property rating them as either Good, Fair, Poor or Deteriorated, with accompanying photographs. These data will also be integrated into the Excel database.

Based upon the analysis of the data collected above, F&A will recommend Area(s) of Rehabilitation/Redevelopment Opportunity (AROs) within the Village. Subsequent to review and approval of the recommended AROs by the Office of Planning and Development staff, thematic maps for each ARO will be produced illustrating concentration and salient trends of the property condition attributes listed above. Demographic tables and charts for each ARO will also be produced, extrapolating population density, vacancy rates, age of housing stock, property conditions and crime rates relative to the Village and Westchester County as a whole.

The completed draft Property Conditions Assessment Report will be submitted to the Village of Port Chester Board of Trustees and Office of Planning and Development for review; following one round of revisions, the draft Report will be submitted to the Board of Trustees for acceptance.

Option B: Full Assessment

Option B will provide a full property condition assessment of all existing building and health code violations, structural deficiencies, substandard, insanitary or deteriorated conditions, tax delinquencies, judgments and mechanics liens, mortgage defaults, vacancies, abandonment, and zoning code violations for the 5,087 parcels in the Village of Port Chester¹. The property condition information will be obtained as outlined above in Option A. Based upon the analysis of the data collected, F&A will then recommend Area(s) of Rehabilitation/Redevelopment Opportunity (AROs) within the Village. Subsequent to review and approval of the recommended AROs by the Office of Planning and Development staff, thematic maps for each ARO will be produced illustrating concentration and salient trends of the property condition attributes listed above. Demographic tables and charts for each ARO will also be produced, extrapolating population density, vacancy rates, age of housing stock, property conditions and crime rates relative to the Village and Westchester County as a whole.

The completed draft Property Conditions Assessment Report will be submitted to the Village of Port Chester Board of Trustees and Office of Planning and Development for review; following one round of revisions, the draft Report will be submitted to the Board of Trustees for acceptance.

¹ Such a database, with information on all 5,000+ parcels within the Village, could potentially be useful for a wide variety of initiatives. However, in order to remain relevant and not just a "snapshot" in time, the Village would have to commit resources to the periodic updating of the database.

3.2 Phase II: Neighborhood Revitalization Strategy

In Phase II, pending acceptance of the recommended AROs by the Village Board, F&A will work in concert with the Port Chester Office of Planning and Development staff to develop individualized neighborhood revitalization strategies for each Area of Rehabilitation/Redevelopment Opportunity (ARO) identified in Phase I. Strategies for each ARO will seek to align with the goals and objectives of the Village's 2012 Comprehensive Plan including:

- encouraging multi-modal transportation systems that focus on facilitating biking and pedestrians and that meet the parking needs of the residential and commercial users,
- integrating green infrastructure to manage stormwater run-off,
- providing balanced housing choices and promoting design excellence,
- enhancing the waterfront as a commercial, recreational and cultural destination and linking it to the rest of the Village,
- preserving historic resources,
- sustaining and strengthening the villages arts and cultural community and
- attracting new businesses to the downtown.

In order to facilitate these goals, the strategies for each ARO will include innovative combinations of rezoning, property rehabilitation, infill development, selective demolition, brownfields redevelopment, condemnation and urban renewal and/or other programs and strategies as appropriate. Potential funding sources, such as existing state and federal resources (Consolidated Funding), loans, subsidies, grant funding, public private/partnerships, etc. will also be identified for each ARO. The neighborhood enhancement strategies will provide short, medium and long term recommendations and provide detailed processes and legal frameworks for implementation.

The completed draft Neighborhood Revitalization Strategies Report will be submitted to the Village of Port Chester Board of Trustees and Office of Planning and Development for review; following one round of revisions, the draft Report will be submitted to the Board of Trustees for acceptance.

3.3 Phase III: Preparation of Blight Determination Study(ies) and Urban Renewal Plan(s)

Subsequent to Phase II, based upon Neighborhood Revitalization Strategies recommendations made and feedback and approval from the Village Board, F&A can, if needed, prepare Blight Determination Study(ies) and Urban Renewal Plans in accordance with New York State General Municipal Law Article 15 and prepare environmental impact statements (EIS) pursuant to the State Environmental Quality Review Act (SEQRA). The scope of the work required, and fee proposal(s), for each study or plan would be negotiated with the Village under a separate scope and contract.

3.4 Deliverables

The Consultant will provide the following work products/deliverables as listed below:

Phase I:

- **Property Condition Assessment Database** (Excel format) including all attributes identified above.
- **Property Condition Assessment Report** recommending Area(s) of Rehabilitation/Redevelopment Opportunities (ARO) and including GIS based thematic maps for each ARO with salient trends of the property condition attributes and the appropriate demographic tables and charts as identified above.

Phase II:

- **Neighborhood Revitalization Strategies Report** outlining the appropriate strategies, recommendations and potential funding sources for each ARO identified in Phase I. Including maps and graphics as necessary.

3.5 Project Schedule and Meetings

Ferrandino & Associates Inc. assumes an overall project schedule of between eight (8) to fourteen (14) months for completion of Phases I and II of the project. The timetable noted below assumes a six to ten month timeframe for Phase I depending on the option (either A or B as outlined above) chosen by the Village. Option B will require the extended ten month timeframe to account for the additional research and field work necessary to prepare a full property condition assessment for all 5,000+ properties within the Village. Phase II assumes a two to four month timeframe for the development of the Neighborhood Revitalization Strategies. The timeframe for this Phase is dependent on the number of Area(s) of Rehabilitation/Redevelopment Opportunity that are identified in Phase I. Depending upon Village review, scheduling and feedback, the timetable may be extended. However, in order to stay within budget, adherence to our proposed timetable is critical.

In addition to conference calls with Village staff and site visits, the timetable assumes F&A will attend up to a total of twelve (12) meetings, as part of the formal meetings/interactions with the Village, including attendance, upon request, at Port Chester Village Board of Trustees meetings and other public meetings to discuss work in progress or to present findings and recommendations on completed tasks. F&A may attend additional meetings and/or hearings beyond the twelve (12) specified in this proposal, as needed and as authorized by the Village, for an additional fee to the Village, to be determined based on hourly billing.

Property Condition Assessment and Neighborhood Revitalization Strategies Project Timeline

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14
Option A	Phase I						Phase II							
	Pre-Qualification						Development of Neighborhood Revitalization Strategies							
	M1		Property Condition Assessment (Research and Field Work)								Report Preparation			
							M2							
			Report Preparation		M3									
Option B	Phase I						Phase II							
	Property Condition Assessment (Research and Field Work)										Preparation of Neighborhood Revitalization Strategies Report			
							M2							
							Report Preparation							
								M3		M4				

In addition to informal meetings, conference calls with Village staff and site visits the timetable assumes F&A will attend up to twelve (12) meetings, as part of the formal meetings/interactions with the Village, including attendance, upon request, at Port Chester Village Board of Trustees meetings, work sessions and other public meetings to discuss work in progress or to present findings and recommendations on completed tasks. **The following meetings are considered part of the twelve (12) formal meetings; F&A will attend the remaining meetings upon request of the Village.**

M1 : F&A will meet with Port Chester Office of Planning and Development staff to review and approve the "pre-qualified" areas for full assessment

M2: F&A will meet with Port Chester Office of Planning and Development staff to review and approve the recommended AROs

M3: F&A will meet with Port Chester Village Board to review and approve the recommended AROs

M4: F&A will make a formal presentation of Neighborhood Revitalization Strategies Report to the Village Board

4.0 FEE PROPOSAL

Ferrandino & Associates Inc. proposes to provide the services outlined in this Proposal for a fixed fee of **\$99,500 (Option A)** or **\$275,000 (Option B)**, including attendance at up to twelve (12) formal meetings/interactions, as well as clerical support, overhead, direct expenses/reimbursables (mileage, postage, printing, etc.).

Outlined below are the estimated budgets for each option.

OPTION A

The overall project budget detailing cost allocations for the Option A scenario is:

Meetings (up to 12, including preparation)	\$ 6,500
Deliverables	
Phase I:	
Property Condition Assessment Database	\$ 45,000
Property Condition Assessment Report	\$ 13,000
Phase II:	
Neighborhood Revitalization Strategies Report	<u>\$ 35,000</u>
Total	\$ 99,500

OPTION B

The overall project budget detailing cost allocations for the Option B scenario is:

Meetings (up to 12, including preparation)	\$ 6,500
Deliverables	
Phase I:	
Property Condition Assessment Database	\$220,500
Property Condition Assessment Report	\$ 13,000
Phase II:	
Neighborhood Revitalization Strategies Report	<u>\$ 35,000</u>
Total	\$275,000

The above fee structures are based upon the tasks described in this Proposal. Should additional tasks be required, a contract amendment and timetable for same will be negotiated with the Village.

Based upon conversations with the Village Board and Village staff, further customization of this proposal, with a potential combination of Options A & B, could be considered for a fee to be determined based upon the scope of work ultimately agreed upon.

5.0 PAYMENT SCHEDULE

Payment shall be rendered in two phases, within 30 days of submission of final project deliverable:

OPTION A

Property Condition Assessment Database & Report	\$ 61,250
Neighborhood Revitalization Strategies Report	<u>\$ 38,250</u>
Total	\$ 99,500

OPTION B

Property Condition Assessment Database & Report	\$ 236,750
Neighborhood Revitalization Strategies Report	<u>\$ 38,250</u>
Total	\$ 275,000

Alternatively, payments can be structured on a monthly basis, with billing submitted and documented by proposed project deliverables.

6.0 CURRICULUM VITAE

6.1 Staff Assignments

The following describes the professional staff who will work on various components of the assignment. Their resumes are located in Section 6.2 *Firm Qualifications*, attached.

Vince Ferrandino, AICP, Principal. Mr. Ferrandino is a professional planner with many years' experience in the land use, zoning, environmental and community planning and economic development fields. Drawing upon a broad base of private sector and governmental experience and his familiarity with Port Chester, Mr. Ferrandino will serve as principal-in-charge of the project and be the primary liaison with the Village. He will oversee all aspects of the project and participate in all major presentations before the Town.

Carolyn Worstell, Senior Planner/Project Manager. Ms. Worstell, a professional planner, will manage the day-to-day aspects of the project. She will coordinate property condition data collection team-wide, as well as draft and final report production for all phases of the project including the *Property Condition Assessment Report, Neighborhood Revitalization Strategies Report and any blight studies, urban renewal plans and environmental impact statements which might be produced subsequently.* Ms. Worstell will also attend all meetings/tours with the Port Chester Office of Planning and Development and Village Board meetings/hearings for the project.

Caryn Miske, Senior Associate. Ms. Miske, a public policy analyst with over 25 years' experience, will assist in researching, analyzing, and documenting socio-economic conditions, and will assist in any fiscal analysis as part of the Neighborhood Revitalization Strategies Report and any additional subsequent studies, plans and reports..

Stephan Maffia, P.E., Senior Associate. Mr. Maffia, a professional engineer with 30 years' experience in civil, traffic and parking analysis, will assist in any traffic and parking analyses as part of the Neighborhood Revitalization Strategies Report and any additional subsequent studies, plans and reports. He previously served the Town of Poughkeepsie as Town Engineer and has served many municipalities in this regard on a consulting basis.

Charity Sanders, Planner. Ms. Sanders, a professional planner, will assist in property assessment data gathering and analysis, as well as provide GIS mapping support for all phases of the project.

6.2 Firm Qualifications

See attached.



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FIRM DESCRIPTION

STAFF RESUMES

PROFESSIONAL REFERENCES

PARTIAL CLIENT LIST

COMPREHENSIVE PLANNING

**LAND USE, ZONING AND ENVIRONMENTAL
REPORTS, REVIEWS AND STUDIES**

F&A FERRANDINO & ASSOCIATES INC.

PLANNING AND DEVELOPMENT CONSULTANTS

Land Use Planning



Environmental Planning



Economic & Community Development



Public Outreach



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FIRM DESCRIPTION

THE FIRM

Ferrandino & Associates Inc. (F&A) is a multi-disciplinary planning consulting firm with offices in Elmsford, New York.

F&A brings together the best professionals in their respective fields to focus on a particular problem, issue or project. Operating under the principal's personal direction, each professional affiliated with the firm, both on a staff and sub-consultant level, provides flexible, top-flight service, with substantial cost and time savings to the client.

LOCAL AND REGIONAL FOCUS

F&A services municipalities large and small, County, State and Federal agencies, not-for-profit groups, and private corporations, developers and institutions. We have been active throughout Westchester, Rockland, Putnam, Dutchess, Orange, Ulster, Greene, Herkimer, Broome, Nassau, and Suffolk Counties, as well as in the five boroughs of New York City, New Jersey, Connecticut, Massachusetts, South Carolina, Illinois and the Commonwealth of Puerto Rico.

SERVICES

F&A provides a variety of professional services including:


- ◆ Comprehensive planning, zoning and land use studies and reviews
- ◆ Community visioning
- ◆ Environmental impact statements and reviews
- ◆ Urban design studies and site analysis
- ◆ Graphics/computerized mapping/GIS
- ◆ Traffic studies and impact analysis
- ◆ Air quality and noise analysis
- ◆ Wetlands delineation, analysis and mitigation
- ◆ Phase I Environmental Audits
- ◆ Economic development planning/implementation
- ◆ Corporate relocation
- ◆ Real estate analysis
- ◆ Fiscal impact analysis
- ◆ Market research/demographic analysis/projections
- ◆ Neighborhood and commercial revitalization studies
- ◆ Business Improvement District feasibility studies
- ◆ Federal and State economic development loan packaging
- ◆ Housing studies and technical assistance pertaining to public, market rate and affordable housing
- ◆ Housing and community development plan preparation/consultation
- ◆ Historic preservation planning
- ◆ Federal, State and not-for-profit grants procurement
- ◆ Public policy analysis/evaluation
- ◆ Expert testimony pertaining to housing, zoning, land use and economic development matters

VINCE FERRANDINO AICP PRINCIPAL

A professional planner and management consultant, Vince Ferrandino has years' of experience in the development field. As a professional planner, he has served a myriad of clients in both the public and private sectors and has held positions of increasing responsibility at the municipal level.

A former Commissioner of Planning and Development for the City of Mount Vernon and the Town of Greenburgh, N.Y., Mr. Ferrandino and the communities he served have been recognized for many outstanding professional achievements in housing, planning and economic development by such organizations as the U.S. Department of Housing and Urban Development, the U.S. Department of Commerce, the American Planning Association and the Westchester Municipal Planning Federation.

FIRM DESCRIPTION



In his career, he has overseen the construction or rehabilitation of over 10,000 dwelling units and several million square feet of office, industrial and shopping center space. Additionally, he has directed large and small scale redevelopment projects, administered over \$100 million in industrial revenue bond (IRB) and Urban Development Action Grant-financed (UDAG) projects, and supervised staffs of up to fifty professional and technical people. His broad-based exposure enables Mr. Ferrandino to bring special insight to the problems of local development.

Combining technical expertise with excellent presentation skills, he has been able to balance economic needs against environmental concerns and to sensitively articulate issues and positions on behalf of both public and private sector clients in local, county, state and federal arenas.

Mr. Ferrandino has been a member of the graduate faculty in planning and public administration at Pace University and has lectured in several graduate planning programs. Among his professional memberships are the American Institute of Certified Planners (AICP), the Institute for Urban Design (Fellow), the Urban Land Institute (ULI) and the National Council for Urban Economic Development (CUED).



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VINCE FERRANDINO, AICP

PRINCIPAL AND CEO

EXPERTISE

Land Use and Zoning
Comprehensive Planning
Economic Development
Community Development
Affordable Housing

EDUCATION

B.A., *with honors*
St. John's University,
New York

Master of Urban Planning
The Wagner School, NYU

Post-graduate study in real
estate finance
University of Pennsylvania
Wharton School

Post-graduate study in urban
policy analysis
New School for Social
Research, New York

Courses in real estate
brokerage, appraisal, finance
and sales
NYU Real Estate Institute

EXPERIENCE

A professional planner and management consultant, Mr. Ferrandino has years of experience in the development field. As a professional planner, he has served a myriad of clients in both the public and private sectors and has held positions of increasing responsibility at the municipal level.

A former Commissioner of Planning and Development for the City of Mount Vernon and the Town of Greenburgh, NY, Mr. Ferrandino and the communities he served have been recognized for many outstanding professional achievements in housing, planning and economic development by such organizations as the US Department of Housing and Urban Development, the US Department of Commerce, the American Planning Association and the Westchester Municipal Planning Federation.

Combining technical expertise with excellent management and presentation skills, he has been able to balance economic needs against environmental concerns and to sensitively articulate issues and positions on behalf of both public and private sector clients in local, county, state and federal areas.

See the firm's web site—www.faplanners.com—for the projects in which Mr. Ferrandino has directed or been involved.

PROFESSIONAL EXPERIENCE IN THE PUBLIC SECTOR

Commissioner of Planning and Community Development
Executive Director, Urban Renewal Agency
Executive Director, Industrial Development Agency
City of Mount Vernon, New York
Director of Planning and Community Development
Town of Greenburgh, New York
City Planner and Deputy Executive Director
Community Development Agency
City of Peekskill, New York

TEACHING/LECTURING IN PLANNING

Associate Professor of Planning (adjunct faculty)
Pace University, New York
Graduate Program in Public Administration
Associate Professor of Planning (adjunct faculty)
State University of New York at Purchase
New York University
Robert F. Wagner School of Public Service
Graduate Program in Urban Planning
Pratt Institute
Graduate School of Planning and Architecture
Long Island University
Graduate Program in Urban Affairs
Pace University Law School
Land Use Leadership Alliance

VINCE FERRANDINO, AICP

PRINCIPAL AND CEO

MEMBERSHIPS

American Institute of Certified Planners
American Society of Consulting Planners
American Society of Planning Officials
New York Metro Chapter, American Planning Association
Connecticut Chapter, American Planning Association
Institute for Urban Design (Fellow)
Urban Land Institute
National Council for Urban Economic Development
National Association of Housing and Redevelopment Officials
New York Main Street Alliance
Association of Westchester Community Development Officials (Past President)
New York City Zoning Advisory Council
Rockland Municipal Planning Federation
Westchester Municipal Planning Federation
Former Member, Board of Directors and Program Chair
Westchester County Housing Implementation Commission (former member)
Former Chairperson of Advisory Board, WEST-HELP
Transitional Housing, Mount Vernon, N.Y.
Land Use Leadership Alliance – Pace University Law School

OTHER

Serve as "expert witness" on behalf of private and public sector clients on zoning, planning, housing and economic development matters

New York State Civil Service Examiner for management and technical positions -
New York State Division of Housing and Community Renewal

Lecturer, Land Use Training Institute
Westchester Municipal Planning Federation

Articles on planning published in *Westchester County Business Journal*, *New York Real Estate Journal*, *Fairfield County Business Journal* and *Impact Magazine*, among others.

CARYN A. MISKE

SENIOR ASSOCIATE

EXPERTISE

Environmental Planning
Economic Development
Real Estate and Market
Analysis
Fiscal Impact Analysis

EDUCATION

B.A. Public Affairs, *Cum
Laude*
SUNY/Albany

M. of Public Administration
School of International and
Public Affairs
Columbia University

J.D. of Law
University of Montana

EXPERIENCE 28 Years

Ms. Miske, a planner and attorney, has prepared and reviewed numerous Environmental Impact Statements (EISs), including EIS reviews for the Avalon Green II project in Greenburgh, a 794 unit townhouse development, and Avalon on-the-Sound in New Rochelle, a 1000 unit luxury rental and retail project; a controversial Shoprite Superstore in the Village of Hastings-on-Hudson; and the Young Israel Synagogue expansion in New Rochelle. She has also prepared and analyzed environmental assessments, including a review of the planned expansion of the United Water filtration plant in Eastchester and the preparation of environmental documentation for a proposed Holiday Inn Express Hotel in Port Chester. Ms. Miske has developed planning strategies to analyze open space and potential development scenarios, including the development of a *Vision Plan* for the Village of Hastings-on-Hudson and the preparation of a land use study for a large not-for-profit institution in Yonkers.

On the economic development front, she has prepared business development and marketing plans for the Village of Ellenville, the Town of Wawarsing, the Cities of Mount Vernon and White Plains and the Hunts Point (South Bronx) Economic Development Corp. She also prepared economic development plans for the City of Poughkeepsie/Dutchess County consortium (including the Towns of Poughkeepsie and East Fishkill) as part of these municipalities' successful joint application for New York State Empire Zone designation. In addition, she has prepared market studies for several live-work loft projects in Bridgeport and Norwalk Connecticut and Poughkeepsie, New York.

Ms. Miske has designed revolving loan programs, as well as Section 108 and EDI loan programs. She served as the project manager for the Hunts Point Economic Development Corporation, which is a New York State designated Empire Zone, as well as a Federally-designated Empowerment Zone. Ms. Miske spearheaded an economic development and business recruitment/ retention program for this Bronx-based non-profit.

She served as project manager for a comprehensive market study and plan for downtown White Plains that included retail and office market analysis, building re-use, business promotion and special events planning. She directed the City's business recruitment and marketing outreach programs for office and retail tenants which included direct mail and telephone follow up. Ms. Miske also provided technical assistance to the New Rochelle Overall Economic Development Corporation (NROEDC) implementing a marketing plan featuring a database for vacant commercial and industrial properties, funded by the former New York State Urban Development Corporation. Additional work related to New Rochelle included preparation of an economic impact study for the redevelopment of the 500,000 square foot New Rochelle Mall (now New Roc City) and the preparation of the *New Rochelle Downtown Market Study*, which included a market strategy to develop office, hotel and market-rate rental housing. Ms. Miske also prepared the City of Stamford *Value Retail/ Megastore Study* which included developing a retail/industrial policy, typology of value retail uses, and the development of land use standards. The goal of the study was to permit value retail on certain sites while protecting the integrity of the CBD and preserving industrially zoned land. Design standards for superstores were incorporated into this study.

Ms. Miske prepared an industry study for the Borough of Staten Island. The components of the study included a feasibility analysis to ascertain needed capital improvements in order to redevelop vacant waterfront parcels, industry clusters that would be best suited for relocation to Staten Island, and a business recruitment campaign to target latent market niches. Also, for the Westchester County Association, Ms. Miske served as project manager for a Business Retention and Recruitment Survey of Westchester businesses.

Other economic impact studies include the 400,000 square foot Riverhead Centre (a power center on Route 58), the 225,000 square foot Manufacturers Outlet Center (formerly the Bazaar Mall) including a Target store, in Mt. Kisco, a Shoprite Super Store in Hastings, a 200,000 square foot Wal-Mart in Monsey, the 225,000 square foot Midway Shopping Center in Scarsdale, and a mixed use lifestyle center in Yonkers [Ridge Hill Village], New York, comprised of 1.2 million square feet of retail with multi-plex theaters, 800 dwelling units, a 350 room hotel/conference center, a 250,000 square foot office building and 5,000 parking spaces – one of the largest development projects ever conceived in the Hudson Valley.

She is currently completing fiscal and socioeconomic impact analyses for a proposed 156,000 square foot Costco store in the Town of Yorktown as part of an EIS and assisted in preparing a market analysis and commercial character assessment for the proposed store.

At the Columbia University Business School, Ms. Miske helped design an initiative fostering environmentally sustainable economic development. The Regional Round Table on the Environment and Economy linked government officials, business leaders and non-profit organizations in order to develop consensus and innovative policies on contentious economic and environmental issues.

Ms. Miske developed strong marketing and communications skills as a result of her work with Batten, Barton, Durstine & Osborne (BBDO) and a Young Rubicam (Y&R) subsidiary, Wunderman Worldwide. She is responsible for writing and producing a newsletter on direct marketing, coordinating agency workshops and producing slide shows to solicit new accounts.

Ms. Miske has also worked in the not-for-profit sector as both a fundraiser and community outreach worker. At the March of Dimes, she wrote foundation grant proposals, formulated strategic marketing plans, conducted feasibility studies and was responsible for planning and managing a bi-annual telemarketing campaign.

At the Arbor Hill Development Corporation, located in Albany, New York, Ms. Miske designed and administered a survey to assess the housing needs of local residents. Based on the results of the survey, she launched a public education campaign to stimulate resident participation in HUD-funded programs.

OTHER EXPERIENCE

Adjunct Professor – University of Montana
Environmental Conservation and Natural Resources Policy

STEPHAN A. MAFFIA, P.E.

SENIOR ASSOCIATE/TRAFFIC ENGINEER

EXPERTISE

Transportation Planning
Traffic Engineering Studies
Parking Studies
Highway/Traffic Signalization
Concept Plans

EDUCATION

B.E. Civil Engineering.
Manhattan College, NY

M.E. Civil Engineering
Manhattan College, NY

EXPERIENCE 36 Years

Mr. Maffia, a licensed professional engineer, has conducted numerous traffic and environmental impact studies for small and large scale development projects throughout New York State including New York City, Long Island and Westchester, Putnam, Dutchess, Rockland, Orange and Ulster Counties. He has prepared concept and design plans for improvement projects that involved new and modified traffic signals and roadway construction/reconstruction or widening, in addition to parking, bicycle and pedestrian studies. He heads up the firm's traffic and parking practice.

PROFESSIONAL LICENSES/AFFILIATIONS

Institute of Transportation Engineers – Fellow
National Society of Professional Engineers
New York State Society of Professional Engineers
Chi Epsilon, Honorary Civil Engineering Society

REPRESENTATIVE EXPERIENCE

Traffic Studies:

Point Lookout: Traffic Calming Study-Hempstead , NY
Alexan on Main: DEIS Traffic Review-Hempstead, NY*
Arrow Parcel: Commercial Development Traffic Study-Brookhaven, NY
Bellmore Base: Traffic Impact Study-Hempstead, NY
Covanta: Energy from Waste Plant Expansion: TOHIDA Traffic Review -
Hempstead, NY
Riverside Drive: Traffic Review-Riverhead, NY
Brookhaven Walk: DEIS Traffic Study-Brookhaven, NY
Willets Point: Areawide Plan Traffic Study-Queens, NY
LOMTO Credit Union Traffic Impact Study-Queens, NY
Formula 1 LI Sports Facility: Traffic Review-Riverhead, NY
Town of Eastchester, NY Consulting: Planning Board Support Traffic
Reviews
Town of Greenburgh, NY*: Tappan Zee Bridge: Alternative Rehab Plan
Review*
Village of New Square, NY: Downtown Plan*
Village of Sleepy Hollow, NY: Planning Board Support Traffic Reviews*
Kendal on Hudson: Traffic and Parking Review*
Open Door Medical Center: Parking and Traffic Review*

STEPHAN A. MAFFIA, P.E.
SENIOR ASSOCIATE/TRAFFIC ENGINEER

Parking and Access Studies:

Irvington Station Area, Irvington, NY
Union Baptist Church, Greenburgh, NY
Mori Property , Secaucus, NJ
Long Hill Township Transit Village, Long Hill, NJ
CVS Pharmacy, Montgomery, NY
Pelham Schools, Pelham, NY
Village of New Square, NY*
Village of Sleepy Hollow, NY*
Blauners LLC, Village of Bronxville, NY*

Planning Level Concept Preparation:

Rt. 9 Modification, Ossining, NY
Fishkill Avenue/Rt.9 Roadway Reconfiguration, Philipstown, NY
Red Mills Access, Carmel, NY
Rye TOPICS Study, Westchester County, NY

Signal and Roadway Design Projects:

Walgreen's NY Rt. 208-Montgomery, NY
New Hackensack Road Office-Wappingers, NY
ARRA Signal & Pedestrian Improvements-Rye, NY
NYSDOT Corridor Improvements-Middletown/Port Jervis, NY
Industrial Retro-Poughkeepsie, NY

PRIOR EXPERIENCE

Project Manager

TRC Engineers, Inc., Hawthorne, NY

Principal

Parish Weiner & Maffia, Inc

Planning, Development & Traffic, Elmsford, NY

Project Engineer

John Collins Engineers, P.C., Hawthorne, NY

Civil Engineer II

NYS Department of Transportation, Poughkeepsie, NY

Town Engineer

Town of Poughkeepsie, NY

Engineer/Inspector to Senior Engineer

The RBA Group White Plains, NY and Morristown, NJ

Engineer/Inspector

Hardesty & Hanover, Inc, New York, NY and Jersey City, NJ

*** With Ferrandino & Associates Inc.**

CAROLYN WORSTELL

SENIOR PLANNER

EXPERTISE

Comprehensive Planning
Environmental Planning
Urban Design
Community Development
Geographic Information
Systems (GIS) Mapping and
Analysis

EDUCATION

B.A. Chemistry and
B.A. Art History
George Washington University

M.S. City & Regional Planning
Rutgers, the State University of
New Jersey

Ms. Worstell is a senior planner with expertise in a wide variety of specialized areas. She addresses the needs of many diverse clients and works closely with multi-disciplinary professionals, local and state officials, business owners, stakeholders and community residents.

Ms. Worstell is currently working on several long-range planning projects at F&A. She is coordinating a team to develop a Parks and Recreation Master Plan for the Town of North Salem, conducting site visits and meeting with Town officials, drafting narrative outlining existing open space and recreational facilities, conducting a needs assessment and drafting recommendations. She is also conducting a SEQR review for the development of a vacant site on Fulton Avenue in the Village of Hempstead, a project involving the rezoning of an approximately 10,000 square foot property, a former gas station, and redevelopment into several commercial spaces. In addition, she is assisting in the review of a transit-oriented downtown development project involving mixed use on behalf of the Village Board. In addition, in the Town of Yorktown, she is also completing land use, fiscal, socioeconomic and visual impact analyses for a proposed 156,000 sq. foot Costco store as part of an Environmental Impact Statement for site plan approval.

She is preparing a Generic Environmental Impact Statement (GEIS) for an Urban Renewal Plan on the south side of Mount Vernon. The Plan, prepared by F&A for a partnership between the City and a private developer, includes a new urban renewal planned unit development overlay zone and urban design guidelines to accommodate mixed use development and public parking in a heretofore blighted area. The GEIS examines the impacts of the full build-out of the Urban Renewal Area under the proposed overlay zone, including neighborhood and community character analysis, shadow analysis, fiscal and socio-economic, traffic, impacts on City services, and analysis of alternative redevelopment scenarios.

Also in Mount Vernon, Ms. Worstell prepared a GEIS addressing the impacts of a recently adopted Multifamily Senior Citizen Floating Overlay zone (RMF-SC). She also prepared an EIS for the rezoning and development of *Grace Terrace*, a senior housing development in Mount Vernon. She is currently preparing a long form Environmental Assessment Form (EAF) and EIS for the proposed rezoning and development of the *Life Center @ 1 North Fulton*, a second senior housing development project, which will also include assisted living facilities and market rate housing, undertaken as part of the recently adopted RMF-SC floating overlay zone. All three projects require impact analysis, and build out for several redevelopment scenarios.

Ms. Worstell has worked on a number of market studies for affordable housing projects as part of the 2013-2014 New York State Homes and Community Renewal funding round, including market study updates for housing projects in Lloyd and Newburgh, NY and a large family housing project in East New York, Brooklyn, NY. She has also worked on three LIHTC funding projects: a family housing project in and two senior housing projects in New Rochelle, NY and Rye Manor, NY. Ms. Worstell also prepared a market study as part of a preliminary feasibility analysis for the potential development of affordable senior housing on the Dominican

CAROLYN WORSTELL
SENIOR PLANNER

Sisters of Hope Center of Hope property in Ossining, NY. These market studies evaluate market trends to assess demand among income-qualified households in the market areas and their abilities to absorb new housing developments.

Ms. Worstell is skilled in GIS mapping and spatial analysis for land use, zoning, housing, environmental and other planning needs. She is adept at preparing advanced graphics for diverse projects using Adobe Suite CS5 applications.

In addition, Ms. Worstell is involved in an urban planning and architecture collective that is working with a community group in Jersey City, NJ to develop and implement a neighborhood plan. The plan is aimed at redesigning a pocket park, improving pedestrian safety through design and fostering increased interaction between the community and a local university.

While working for a not-for-profit organization in New Jersey, Ms. Worstell was involved in developing a new certification level for a municipal sustainability rating program. The program was looking to establish metrics and targets to measure progress toward sustainable outcomes for municipalities. As part of the process she was involved in writing several sustainability issue papers for a forum, on topics such as sustainable agriculture and indoor environmental health hazards.

PRIOR EXPERIENCE

Research Assistant
Sustainable Jersey
Ewing, NJ

Project Manager
Mass Urban
Jersey City, NJ

Policy Intern
New Jersey Future
Trenton, NJ

CHARITY SANDERS PLANNER

EXPERTISE

Comprehensive Planning
Environmental and
Transportation Planning
Community Development
Economic Development
Geographic Information
Systems (GIS) Mapping
and Analysis

EDUCATION

B.A. Psychology
Chemistry Minor
Gallaudet University in
Washington, D.C.

M.U.P., Urban Planning
Hunter College, New York, NY

Ms. Sanders is a planner with expertise in a wide variety of specialized areas. She addresses the needs of many diverse clients and works closely with multi-disciplinary professionals, local and state officials, business owners, stakeholders and community residents.

Ms. Sanders is currently working on several projects at F&A. She is coordinating with team members to develop a Parks and Recreation Master Plan for the Town of North Salem, conducting site visits and meeting with Town officials, creating detailed maps and drafting narrative outlining existing open space and recreational facilities, conducting a needs assessment and recommendations. In addition, on behalf of The Landing, a Homeowners Association adjacent to Mercy College, she conducted an extensive review of the Draft Environmental Impact Statement (DEIS) and Final Environmental Impact Statement (FEIS) for the construction of a new 350-bed dormitory at the Dobbs Ferry campus of Mercy College. She prepared and submitted detailed analyses of each document and outlined unaddressed issues, including visual, noise and traffic issues. She is continuing to coordinate with F&A's in-house traffic engineer, a team of lawyers and the client to draft official responses to all additional submissions from Mercy College as part of the Site Plan Approval process. She is also conducting a SEQR review for the development of 710 Fulton Avenue in the Village of Hempstead, a project proposed by a private developer involving the rezoning of an approximately 10,000 square foot property. The proposed project involves the redevelopment of an existing gas station into several commercial spaces. She is also assisting in the review of a transit-oriented downtown development project involving mixed use on behalf of the Village Board.

Ms. Sanders is also working with the City of Mount Vernon and a private developer to evaluate development issues and opportunities, creating maps and conducting environmental impact analyses for a ten-acre area on the south side of the City that has been declared blighted and identified as potentially eligible for urban renewal designation. As part of the DGEIS for the Plan, she is coordinating with the New York State Office of Parks, Recreation and Historic Preservation in preparing an extensive historic review of the proposed urban renewal area and immediately adjacent properties.

Also in Mount Vernon, Ms. Sanders assisted in preparing a Generic Environmental Impact Statement (GEIS) addressing the impacts of a new Multifamily Senior Citizen Floating Overlay Zone (RMF-SC). She created shadow study models, analyses and multiple maps, among other deliverables, for the GEIS. She also prepared a long form Environmental Assessment Form (EAF) and worked on an EIS for the rezoning and development of *Grace Terrace*, a senior housing development in Mount Vernon. She is currently assisting with an EIS for the proposed rezoning and development of the *Life Center @ 1 North Fulton*, a second senior housing development project undertaken as part of a recently adopted RMF-SC floating overlay zone.

Ms. Sanders has worked on a number of market studies for affordable housing projects as part of the 2013-2014 New York State Homes and

Community Renewal funding round, including market study updates for housing projects in Lloyd and Newburgh, NY and a large family housing project in Brooklyn, NY. She has also worked on three LIHTC funding projects: a family housing project in New Rochelle, NY and senior housing projects in New Rochelle, NY and Rye Manor, NY. Ms. Sanders worked on a market study as part of a preliminary feasibility analysis for the potential development of affordable senior housing on the Dominican Sisters of Hope Center of Hope property in Ossining, NY. These market studies evaluate market trends to assess demand among income-qualified households in the market areas and their abilities to absorb new housing developments

She prepared a Waterfront Consistency Review, SEQR Findings, a Special Permit Amendment resolution and a Site Plan Amendment resolution on behalf of the Board of Trustees on retainer to the Village of Sleepy Hollow, to address an application for a Site Plan and Special Permit Amendment for Project Renew, the reconfiguration of Kendal on Hudson, an existing continuing care retirement community (CCRC) in the Village of Sleepy Hollow.

Working with legal counsel, Ms. Sanders prepared zoning and land use analyses and maps for the Gracie Point Community Council lawsuit in opposition to the re-opening of the controversial East 91st Street Marine Transfer Station. Ms. Sanders also helped prepare a Long Form EAF and Addenda under SEQR for a luxury condo conversion involving use and area variance applications in the Village of Bronxville, NY, currently before local boards.

Ms. Sanders is skilled in GIS mapping and spatial analysis for land use, zoning, housing, environmental and other planning needs. She is also proficient at preparing advanced graphics for diverse projects using Adobe Suite CS5 applications and creating 3D models and shadow studies with Google SketchUp tools.

While working in conjunction with NJTRANSIT, Ms. Sanders was involved in a multi-modal transportation study for the City of Hoboken. The study was designed to assess land use and transportation patterns and to create a deliverable that allows the City to plan future development that fits the dense, transit-oriented and low-rise historic character of Hoboken.

Ms. Sanders collaborated with a non-profit organization, Community Dance Complex (CDC), in Staten Island that serves Liberian children. As part of a team that worked closely with CDC, she helped create a comprehensive plan with short, medium and long-term action plans to make CDC a sustainable organization that can continue to operate over the long term.

PRIOR EXPERIENCE

Public Policy Analyst and Writer
National Association of the Deaf

Environmental Intern
City University of New York Institute of Sustainability (CISC)
New York, NY



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PROFESSIONAL REFERENCES - PLANNING, ZONING AND ENVIRONMENTAL

Lou Albano, Former Executive Director

Mount Vernon Urban Renewal Agency
City of Mount Vernon
Mount Vernon, New York
914- 772-4131

Mark Chertok, Esq.

Sive Paget & Riesel
New York, New York
212 421-2150

Cynthia M. Curtis, Planning Board Chair

Town of North Salem, New York
914-669-4393

Debra U. DiSalvo, Esq.

Village Attorney
Village of Hempstead, New York
516-478-6275

Kathleen Gill, Esq.

Former Corporation Counsel
City of New Rochelle, New York
914-663-2201

Joseph L. Hammer, Esq.

Day Pitney LLP
Hartford, Connecticut
860-275-0391

Richard Leland, Esq.

Fried, Frank, Harris, Shriver & Jacobson LLP
New York, New York
212-859-8000

Michael C. Mills, Administrator

Village of Elmsford, New York
914-592-6555

Steven M. Silverberg, Esq.

Silverberg Zalantis, LLP
Tarrytown, New York
914-682-0707

Marguerite Wolffsohn, AICP

Planning Director
Town of East Hampton, New York
631-324-2178



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PUBLIC SECTOR CLIENTS

Selected Client Sample

NEW YORK

Brewster, Village of
 Briarcliff Manor, Village of
 Bronxville, Village of
 Brookhaven, Town of

Cortlandt, Town of
 Croton-on-Hudson, Village of

Dutchess, County

Eastchester, Town of
 East Fishkill, Town of
 East Hampton, Town of
 Ellenville, Village of
 Elmsford, Village of

Goshen, Town of
 Greenburgh, Town of

Harrison, Town/Village of
 Hastings-on-Hudson, Village
 Haverstraw, Town of
 Hempstead, Town/Village of

Islip Community
 Development Agency
 Islip Public Housing Authority

Kingston, City of

Long Beach, City of

Mamaroneck, Town/Village of
 Mount Kisco, Town/Village of
 Mount Vernon, City of
 Mount Vernon Industrial
 Development Agency

Newburgh, City of
 New Castle, Town of
 New Rochelle, City of
 New Rochelle Industrial
 Development Agency
 New Square, Village of
 New Square Housing
 Authority
 New York, City of

New York City Department of
 Environmental Protection

New York City Housing
 Authority
 North Castle, Town of
 North Salem Town of

Old Brookville, Village of
 Ossining, Village of
 Ossining Public Library
 Ossining Union Free School
 District

Patchogue, Village of
 Peekskill, City of
 Pleasantville, Village of
 Port Chester, Village of
 Poughkeepsie, City of
 Poughkeepsie, Town of
 Putnam County Department
 of Planning

Ramapo, Town of
 Riverhead, Town of
 Riverhead Joint Planning and
 Development Commission
 Rockland County Department
 of Planning

Scarsdale, Village/Town of
 Shandaken, Town of
 Sleepy Hollow, Village of
 Southampton, Town of
 Southold, Town of
 Staten Island, Borough of
 Suffolk County Board of
 Legislators

Tarrytown, Village of

Ulster County
 Union, Town of

Walkill, Town of
 Wawarsing, Town of
 Westchester County Office of
 Economic Development
 Westchester County
 Department of Planning
 Westchester County
 Department of Parks,
 Recreation and
 Conservation
 Westchester County
 Department of

Transportation
 Westchester County Housing
 Opportunity Commission
 White Plains, City of

Yonkers, City of
 Yorktown, Town of

CONNECTICUT

Bridgeport, City of
 Bridgeport Housing Authority
 Danbury, City of
 Fairfield, Town of
 Meriden, City of
 New Britain, City of
 Plainville, Town of
 Stamford, City of
 Torrington, City of
 Torrington Housing Authority
 Waterbury, City of

NEW JERSEY

Fort Lee, Borough of
 Union County Department of
 Human Services

ILLINOIS

Chicago, City of

PRIVATE SECTOR CLIENTS

Selected Client Sample

NEW YORK

Ace Motocross, Plattekill
 Astor Rhinebeck, New York
 A&T Iron Works, Inc.,
 New Rochelle
 AVIS Rent-A-Car,
 Garden City

Bay Parkway Developers
 Corp., Brooklyn
 Bell Atlantic NYNEX Mobile,
 Orangeburg
 Bergen R[E] Corp, Brooklyn
 Blauners LLC / Pondfield
 Court LLC, Bronxville
 BLDG Management Corp.,
 New York
 Bradley Corporate Park,
 Blauvelt
 Breslin Realty Corp.,
 Garden City
 Burr Davis-Sharpe Funeral
 Homes, Inc., Mount Vernon

Calgi Construction Corp.,
 New Rochelle
 Canon USA Inc., Lake
 Success
 Cappelli Enterprises, Inc.,
 Valhalla
 Carlton Construction Corp.,
 New City
 Carlyle Construction Corp
 New York
 CCC Realty, New Rochelle
 Central Iron and Metal
 Company Inc., New York
 The Cheshire Group, Inc.,
 New York/Hartsdale
 Chesterfield Enterprises, Ltd.,
 Huntington
 Corporate Property Investors,
 Inc. [now the Simon
 Properties], New York

Cosi Restaurants, Inc.
 New York

DBF Development Group
 Ltd., Elmsford
 Derfner Management
 Company, Inc. New York
 Development Strategies
 Company, LLC, Harrison

Doorley Subdivision [owner
 Michael Doorley],
 Sleepy Hollow
 Dun-rite Towing Corp.,
 Elmsford
 Dwelling Research Corp.,
 Brooklyn

Eagle Capital Group, Ltd.,
 New York
 Eagle River Builders Inc.,
 Brewster
 East Nyack Holding
 Company, Nyack
 E/N Properties LLC,
 Scarsdale
 Enzo's Restaurant,
 Mamaroneck

Michael E. Fareri, Armonk
 Felix Industries, Inc.,
 Lincolndale
 Fine Associates, Elmsford
 Freedom Industries Inc.,
 Bronx
 French Farms Associates,
 New City
 Fun City Enterprises, Ltd.,
 Mount Vernon

George Comfort & Sons,
 New York
 Geritrex Corp., Mount Vernon
 Great American Leasing
 Corp., Mount Vernon
 Greenburgh Shopping Center

Associates Inc., Elmsford

Heffner Residence, Irvington
 Hillside Development
 Corporation, White Plains

IBM, Armonk
 Ivy Properties Inc.,
 White Plains

Jamamy Realty,
 New Rochelle
 JGW Realty, Elmsford

Kip Construction Corp./MM&L
 Realty, Port Chester

Landmark Partners, Inc./
 KearneyGroup, Brewster
 Larizza-Capocci Construction
 Corp., Port Chester
 Levinson/Doynow
 Development Corp.
 Forest Hills
 LILCO, Hicksville
 Lynmark Realty, Suffern
 Lyons, Mortgage Corp.,
 Astoria

M. Melnick & Co. 1N Fulton,
 LLC, Bronx
 Marlborough Associates,
 L.P., Marlboro
 McSam Hotel Group,
 New York
 Michael Anthony Jewelers,
 Inc., New York
 Midway Shopping Center,
 LLC, Scarsdale
 Montgomery, LLC, New York
 M&NI Realty, LLC
 Mountco Development and
 Construction Corp.,
 Scarsdale
 MVP Realty Associates LLP,
 LLC, New York City

PRIVATE SECTOR CLIENTS

National Realty and
Development Corp.,
Purchase
New Roc Associates,
White Plains

North Brook Realty
Associates, New Rochelle

Paragon Fitness & Health
Club, Inc., White Plains

Penn Traffic Company,
Syracuse
Pepsico/Pepsi Bottling Group,
LLC, Somers
Perbar Realty Company,
Elmsford
Phelan Development
Company, Ossining
Plumbrook Properties, LLC,
New Hyde Park
Prospero Nurseries, Inc.,
Pleasantville

Ramapo Energy Limited
Partnership, Ramapo
RD Management, New York
R&D Young Developers,
New Rochelle
R.E.I. Associates,
Poughkeepsie
Reliable Automatic Sprinkler
Company, Mount Vernon
Related Properties Inc,
New York
Renaissance Realty Corp.,
Brooklyn
Riverhead Centre, LLC,
Riverhead
Rusciano Associates, Inc.,
Pelham Manor

Schleifer Realty Corporation,
New York
Sparrow Construction
Corporation, Bronx
Speiser-Dabran, Inc.
, Yonkers
Star Key Industries ,
New Rochelle
Starrett Construction/
Grenadier Realty, Brooklyn

Third Street Recycling and
Material, LLC, Islip

Unitex , Mount Vernon

Van Tongeran Realty –
York Farm Estates,
Yorktown Heights

Wallabout Properties, Inc.,
Brooklyn
Woodbury Mall Associates,
Woodbury

CONNECTICUT

Aquarion Water Company,
Bridgeport
Connecticut Packaging
Materials, South Windsor
The Fusco Corp., New Haven
Whitehead Associates,
Greenwich

MASSACHUSETTS

World Trade Group, Inc.,
Boston

NEW JERSEY

Slater & Slater Management
Corp., Fort Lee
Somerset Development, LLC,
Lakewood

OHIO

Simon Properties, Columbus

OKLAHOMA

BP Amoco, PLC, Tulsa

TEXAS

Southlands Corporation,
Dallas

AUSTRALIA

Scarswin Associates, Sydney

Other:

Several individual property
owners who prefer to remain
anonymous.

NOT-FOR-PROFIT/INSTITUTIONAL CLIENTS

Selected Client Sample

NEW YORK

Ardsley Park Homeowners Association, Irvington
 Association for the Improvement of Lake Mohegan, Lake Mohegan

 Belmont-Arthur Avenue LDC, Bronx
 Birchwood Civic Association, Oyster Bay
 Bnos Menachem School, Brooklyn
 Bronx Council for Economic Development, Bronx
 Bronxville Field Club, Bronxville
 Brooklyn Navy Yard Development Corporation, Brooklyn

 Carmel-Mahopac Restoration Revitalization, Inc., Carmel
 Center for Preventive Psychiatry, Inc. White Plains
 Central Westchester Humane Society, Elmsford
 Chemical Bank (Bronx – Westchester Division) White Plains
 Cold Spring Harbor Area Civic Association, Huntington
 College of New Rochelle, New Rochelle
 Community Improvement Council, Inc., New Square
 Construction Industry Foundation, Westchester County
 Cowdin Lane Association, Inc., Chappaqua

 Deepdale Coalition, Inc, North Hills
 Dominican Sisters of Hope and
 Wartburg, Center of Hope Senior Living Center, Ossining
 Dutchess County Economic Development Corp., Poughkeepsie

 El Olivar Pentecostal Church, Port Chester

Fordham Save Our Neighborhoods, Inc., Bronx
 Friedman Hospital for Children, Ossining

 Gatehouse Lane Civic Association, Mamaroneck

 Glen Cove Industrial Association, Glen Cove
 Glen Head Country Club, Glen Cove
 Good Samaritan Hospital, Suffern
 Gowanus Canal Community Development Corporation (GCCDC), Brooklyn
 Gracie Point Community Council, New York
 Greenpoint Manufacturing and Design Center, Inc., Brooklyn

 Hebrew Hospital Home, Bronx/ Greenburgh
 Hunts Point Economic Development Corp. Empire/Empowerment Zone, Bronx

 Italian Hospital Society, New York

 Jewish Community Council, Mount Vernon and Yonkers
 Julia Dyckman Andrus Memorial, Yonkers and Hastings-on-Hudson

 Local 456 - Teamsters Union Community Assistance Fund, Elmsford
 Los Sures Development Fund Corporation, Brooklyn

 Mount Vernon Hospital, Mount Vernon
 Music Conservatory of Westchester, White Plains

 Newburgh Preservation Association, City of Newburgh
 New Rochelle Neighborhood Revitalization Corp., New Rochelle
 New Rochelle Overall Economic Development Corp.,

New Rochelle
 New York Hospital - Cornell Medical Center, New York

 Pace University, New York City/Pleasantville
 Peekskill Business and Community Association, Peekskill
 Purchase Environmental Protective Association (PEPA), Harrison

 Queen City Local Development Corporation New Rochelle

 Research Institute of America, Valhalla

 Secor Homes Civic Association, Greenburgh
 St. John's Riverside Hospital, Yonkers
 St. Nicholas Neighborhood Preservation Corp, Brooklyn
 South Bronx Overall Economic Development Corporation (SOBRO), Bronx
 South Street Theater (TheatreRow) , New York
 Staten Island Economic Development Corporation, Staten Island

 Ulster County Development Corporation, Kingston
 Union Building Trades Non-Profit Development Corp., White Plains
 United Jewish Organizations of Williamsburg, Brooklyn
 Ursuline Social Outreach Adult Learning Center, New Rochelle

 Wartburg Lutheran Nursing Home, Mount Vernon
 Washingtonville Housing Alliance, Mamaroneck
 Wellspring Zendo - Zen Buddhist Monastery, Pound Ridge
 Westchester County Association, White Plains

NOT-FOR-PROFIT/INSTITUTIONAL CLIENTS

Westchester-Putnam
Affirmative Action Program,
White Plains
Westhab, Inc., Elmsford
Workmen's Circle, New York
and Beekman

CONNECTICUT

Bridgeport Economic
Development Corp.
Bridgeport
Stamford Downtown Special
Services District, Stamford

MINNESOTA

Artspace Projects, Inc.,
Minneapolis

TENNESSEE

National Baptist Convention,
Inc., Nashville



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COMPREHENSIVE PLANNING

The following projects reflect the firm's comprehensive or area-wide planning experience and expertise.

Selected Clients/Projects

BREWSTER, Village of, Brewster, New York

For this Putnam County Village, the firm prepared a Blight Determination Study in anticipation of preparing an urban renewal plan. The plan will be part of an overall Comprehensive Plan update for the Village.

BRIARCLIFF MANOR, VILLAGE of, Briarcliff Manor, New York

F&A completed a study of a relatively undeveloped suburban corridor to plan for anticipated changes such as the development of a senior housing complex, golf-course housing, and the potential subdivision of estate lands. *The Scarborough Road Corridor Study* involved the creation of several possible future scenarios including a project build-out under existing zoning and development regulations (i.e. a "no action" or "do nothing" scenario) and alternative scenarios looking at how corridor development might take place with the implementation of various growth management and traffic management techniques.

BROOKHAVEN, TOWN of, Brookhaven, New York

F&A advised the Town and, on behalf of the Town Board as Lead Agency prepared a Generic Environmental Impact Statement (GEIS) analyzing the potential impacts that would arise from the Town's adoption and implementation of a Community Preservation Fund [CDF]. The action would create a CPF capitalized by a two percent real estate transfer tax, which would be used to acquire property and development rights from "sending areas" identified in the Community Preservation Project Plan. The Fund would also enable the transfer of development rights acquired by the Town to a Clearinghouse and authorize the sale of development rights to property owners in designated areas of the Town ("receiving areas") for various development and redevelopment projects. The GEIS was needed by the Town to permit the legislation to go forward. Brookhaven is the fourth Town on the East End of Long Island to pursue this innovative land preservation program.

CARMEL-MAHOPAC RESTORATION REVITALIZATION, INC., New York

F&A conducted a study of two hamlet areas within the Town of Carmel to determine an optimal physical redesign and public improvement program. The firm's work resulted in the LDC applying to the New York State Empire State Development Corporation for commercial revitalization funds. The grant application was approved and the project has been completed, resulting in the upgrade of several storefront façades in the Carmel and Mahopac hamlet areas.

CONSTRUCTION INDUSTRY FOUNDATION, Westchester County, New York

F&A conducted research and authored a study to determine the feasibility of constructing and operating a privately financed monorail system along Interstate 287 as an inducement for additional development and a means of reducing traffic congestion in the Westchester to Rockland east-west corridor. In this regard, F&A analyzed various worker delivery systems in consultation with the corporate community. The study included an analysis of the economic impacts of the proposal on the region. The New York State Department of Transportation has since established a right-of-way along Interstate 287 for

COMPREHENSIVE PLANNING

	<p>future monorail or light rail construction as part of its Tappan Zee Bridge construction plan.</p>
CORTLANDT, TOWN of, Cortlandt, New York	<ul style="list-style-type: none">• F&A, on behalf of the Town, prepared and updated Town Master Plan to include the central and southern Cortlandt areas.• F&A prepared a Generic Environmental Impact Statement [DGEIS] for the town master Plan.• F&A prepared a pro active economic development plan that is being used to revitalize the Town's economic base. As part of this study, F&A analyzed the town's labor force, infrastructure, transportation, business services, zoning, etc. to ascertain Cortland's strengths and weaknesses as a place to do business. A niche analysis was undertaken to identify potential industries to be targeted for business recruitment purposes. Based upon this research and public input, goals, and objectives were developed, along with benchmarks to evaluate progress over time.
DANBURY, CITY of, Danbury, Connecticut	<p>F&A served as City's consultant on their Community Development Block Grant and HOME programs and preparation of the HUD approved Consolidated Plan and Annual Update; provide ongoing technical assistance.</p>
DUTCHESS, COUNTY of, New York	<ul style="list-style-type: none">• F&A served as consultant to the County Planning Department in the preparation of their HUD-approved Consolidated Plan for CDBG and HOME funding.• Served as County's consultant in preparation of an application to the NYS Department of Economic Development for Economic Development Zone (now Empire Zone) status. Prepared economic development plan. Dutchess was one of 21 communities originally designated. The application and economic development plan were rated the best submission in NYS during its funding Area-wide Economic Development Zone (Now Empire Zone) Plan
EASTCHESTER, TOWN of, Eastchester, New York	<ul style="list-style-type: none">• F&A completed a study of Town planning procedures and practices to identify ways to make the permitting and approvals process more efficient, and to us the process to promote quality development in the community.• Following the completion of a New Comprehensive Plan, the firm also assisted in the drafting of a new zoning ordinance and prepared environmental documentation for adoption of same.
EAST FISHKILL, TOWN of, East Fishkill, New York	<p>F&A served as the town's consultant in preparation f an application to the NYS Department of Economic Development for Economic Development Zone status. Prepared economic development plan (now Empire Zone). East Fishkill was one of 21 communities designated in the 1994 competition. The application and economic development plan were rated the best submission in the NYS</p>

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EAST HAMPTON, TOWN of, East Hampton, New York

during the funding round (see Dutchess county above).

F&A prepared a neighborhood plan for the North Main Street area of this upscale East End community. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive community visioning and an intensive 3-day design charrette. *The North Main Street Corridor Study* resulted in a plan to improve circulation along this commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.

ELLENVILLE, VILLAGE of, and TOWN of WAWARSING, New York

Prepared, on behalf of the village of Ellenville and the Town of Wawarsing, an application to the NYS Department of Economic Development for Economic Development Zone designation (now Empire Zone). The firm also prepared the economic development plan which was the basis for designation as a sub zone to the City of Kingston.

ELMSFORD, VILLAGE of, Elmsford, New York

F&A was retained by the Village of Elmsford to prepare an ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation which was ultimately approved by the Village Board of Trustees. F&A continues to advise the Village

FAIRFIELD, TOWN of, Fairfield, Connecticut

F&A served as the Town's consultant on Community Development Block Grant administration and preparation of their Consolidated Plan and annual Action Plans. The firm was also available "on call" to assist the community development staff on projects before the town and to provide ongoing technical and grants procurement assistance.

GOSHEN, TOWN of, Goshen, New York

- F&A was retained by this Orange County town to advise its boards on all issues pertaining to land use, zoning, comprehensive planning and environmental review.
- As part of this assignment, F&A updated the Town's Comprehensive Plan, including recommendations for zoning map and text revisions. The planning process included extensive community participation, outreach and visioning, with F&A working in concert with an active citizen's advisory committee. The Plan and new zoning have been adopted.
- As part of the Comprehensive Plan process, F&A prepared options for the use/reuse of 1,740 acres of land along the Walkkill River as a natural preservation/recreation area. The Walkkill River Trailway Assessment will help to preserve and enhance the biodiversity in the area, help improve the quality of the Walkkill River, provide a trail for walking, jogging and biking (as well as extending the existing Heritage Trail path), provide opportunities for environmental education programs, create additional open and public space for Town residents, and enhance existing Town recreational facilities. F&A prepared three conceptual plans for consideration, as part of this

COMPREHENSIVE PLANNING

Trailway Assessment.

**GOWANUS CANAL
COMMUNITY
DEVELOPMENT
CORPORATION,
Brooklyn, New York**

F&A directed a multi-disciplinary planning, design and engineering team in developing a Comprehensive Community Plan for the area surrounding the Gowanus Canal in the Borough of Brooklyn. Sub-consultants included Ehrenkrantz Eckstut & Kuhn Architects, Langan Engineering & Environmental Services, and ACP Visioning & Planning, Ltd. Study elements included demographic, business, transportation, infrastructure and land use trend analyses. The project involved extensive stakeholder outreach and community participation and visioning in formulating design principles and alternative development strategies with specific action plans. The recommendations, which provide the framework for growing a sustainable "green" community, embrace restoration of the Canal for its historic, ecological and recreational value in addressing underutilized and vacant parcels along the Canal and in the surrounding neighborhood, and open space needs. This HUD-funded project was completed in 2007 and adopted by the Gowanus Canal Community Development Corporation. Zone changes emanating from the Plan are now being considered by Brooklyn City Planning and a developer RFP has been issued by New York City for Public Place, one of the area's largest underdeveloped brownfield sites.

**GRACIE POINT
COMMUNITY
COUNCIL
New York, New York**

F&A was retained by this community based organization to review and analyze environmental documents, including the City of New York's Solid Waste Management Plan and accompanying Draft and Final Environmental Impact Statements examining the proposed long-term export plan for disposing New York City's waste in the absence of the Fresh Kills landfill. Working with land use attorneys Kramer Levin and Civil Engineers Vanasse Hangen Brustlin, Inc., the firm investigated land use, zoning, visual, open space, cultural resources, design, visual resources, and shadows, neighborhood character, natural resources, hazardous materials, infrastructure, traffic and parking, water and air quality, odor, and noise impacts related to the reopening of the East 91st Street Converted Marine Transfer Station particularly, one of eight proposed waste transfer facilities. F&A also produced visual simulations and mapping, animating proposed alternatives on behalf of the Client. The goal was to exclude East 91st Street from stations being re-opened by the City. Litigation is pending.

**GREENBURGH,
TOWN of,
Greenburgh,
New York**

- F&A is leading a multi-disciplinary team to prepare a consensus-based update to the Town's Comprehensive Plan. The team is comprised of Ferrandino & Associates Inc. as lead; Dvirka and Bartilucci Consulting Engineers, Fitzgerald and Halliday, Inc., Fairweather Consulting and Stephen Tilly, Architect. The team was selected after a competition involving 12 firms. Tasks include an inventory of land uses, including residential, historical and cultural resources, transportation and utility infrastructure. Study elements also include zoning, real estate and development trends, demographic analysis and business profile. The project involves extensive community participation, stakeholder outreach and visioning in developing design principles and alternative development strategies with specific action plans. Recommendations will be the result of

extensive evaluation of existing conditions, including traffic, infrastructure and community character vetted through a Generic Environmental Impact Statement. Working closely with the Town and community, the firm is preparing a Plan that not only addresses current issues and concerns but also promotes future growth and prosperity over the next 15 years. See the Plan's dedicated website: www.greenburghcomprehensiveplan.com

- F&A, along with TRC Engineers, was retained by the Town to advise it on impacts of the proposed Tappan Zee Bridge replacement/renovation, including review of transportation alternatives, with respect to land use and traffic issues.
- As part of a Town-wide Affordable Housing Study funded with Federal HOME funds, the firm prepared a market analysis to determine supply and demand of housing for various segments of the population in the unincorporated area of Westchester's largest Town. F&A drafted amendments to local codes and ordinances to facilitate the construction and/or rehabilitation of affordable housing units. The final work product was a Comprehensive Affordable Housing Plan for the Town.
- F&A reviewed and critiqued the proposed Village of Elmsford Comprehensive Plan and Generic Environmental Impact Statement to determine any impacts it may have had on the Town as part of the SEQRA process.
- Through a State grant and on behalf of the Secor Homes Civic Association, F&A completed a study of Town planning procedures and practices to identify ways of making the permitting and approvals process more efficient, and of using the process to promote quality development in the community. A final report was prepared and accepted by the State and is being used as a guide for procedural and organizational improvements in the Town.

HASTINGS-ON- HUDSON, VILLAGE of, Hasting on Hudson, New York

F&A prepared a Vision Plan for this Hudson River community which included a review of local ordinances, plans and development opportunities and constraints, an active citizen participation component and interaction with the Planning Board. The final product was incorporated into an update to the Village's Comprehensive Plan.

HAYERSTRAW, TOWN of, Haverstraw, New York

F&A, in concert with FxFowle Architects, was retained by the Town of Haverstraw to prepare a Campus Plan for the former Letchworth Village Developmental Disabilities Center. The Plan includes reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. Marketability of proposed uses has also been tested. The Plan was needed by the Town to satisfy bonding requirements in its purchase of the 160-plus acre campus from the State of New York. F&A also oversaw an extensive developer solicitation and selection process including the preparation and issuance of both a Request for Expressions of Interest (RFEI) and Request for Proposals (RFP). WCI Communities was selected and F&A oversaw the site plan and environmental review processes for Encore Palisades, a 500-unit mixed use, age-restricted residential and commercial project based upon "Smart Growth" principles, with ten percent of the units affordable. The developer achieved site plan review, but subsequently filed for bankruptcy and

abandoned the project.

HEMPSTEAD, TOWN of, Hempstead, New York

- F&A was retained by the Town of Hempstead to prepare a Comprehensive Plan for the Inwood area that addresses incompatible land use mixes, blighted areas, and development strategies for vacant or underutilized property, including the waterfront, conservation of natural resources and brownfields redevelopment strategies. Tasks included data collection, creation of an analytical GIS, demographic overview of the community and trend analysis, community outreach and visioning, land use and zoning components, revitalization efforts and implementation techniques. Following a Town-wide kickoff meeting and visioning session, the Plan was adopted by the Town in 2011.
- On retainer to the Town, F&A prepared a plan for the Hewlett hamlet, an upscale area of the Town. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive stakeholder involvement. The Hewlett Streetscape Plan resulted in a plan to improve circulation along the commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.
- F&A was retained to review under SEQR, on behalf of the Hempstead Department of Planning and Economic Development, the Lighthouse @ Long Island mixed use project in Uniondale. The project, one of the largest in the history of Nassau County, consisted of amendments to the Building Zone Ordinance of the Town of Hempstead to establish a new "Planned Development District" which would be mapped on the 150+/- acre site of the upgrading and renovation of the Nassau Coliseum to approximately 928,000 sq. ft.; expansion of existing on-site office space to 2,558,000 sq. ft.; new retail space of approximately 500,000 sq. ft.; and 2,306 units of new residential housing. As part of public scoping, F&A commented on traffic, air quality, noise, and community character, visual and socio-economic impacts as they affect the Town, County and region. The firm will continue to track this project as it wends its way through the approval processes in the Town and County.

HEMPSTEAD. VILLAGE of, Hempstead, New York

- F&A, with sub-consultants FxFowle Architects, PC and Urbitran Associates, Inc., was retained by the Community Development Agency to prepare an update to the Village's Comprehensive Plan, including a focus on the Village's downtown. This action-oriented, stakeholder-driven plan includes extensive community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for the largest village (population 56,588) in Nassau County. Long-term components of the Downtown Plan included a capital improvements program and a market study that will assist the Village in conducting business recruitment efforts. Together with representatives of the Village of Hempstead, County of Nassau and State of New York, the F&A team conducted a series of public visioning forums to ensure that the general concerns and needs of the Village's taxpayers were met. The Plan was adopted in 2009 following public hearings and the completion of a Generic Environmental Impact Statement.

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**JULIA DYCKMAN
ANDRUS MEMORIAL,
Yonkers and
Hastings-on-Hudson,
New York**

- F&A was retained by the Village of Hempstead to prepare an ordinance aimed at regulating the number and location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation. F&A's work was in response to a lawsuit filed by an existing adult use establishment in the downtown. F&A served as the Village's expert witness in defending the suit and prepared the legislation amending the Village Code
- In addition, the firm was hired to prepare two urban renewal plans for the Village, including the preparation of blight determination studies and environmental documentation for the plans. F&A also represented the Village in reviewing development applications coming before the Trustees and Planning Board and is served as the Village's SEQR consultant.

F&A was retained to conduct a study of land use and development options for this private school with 107± largely undeveloped acres in the midst of a densely developed, urbanized area. F&A explored the feasibility of the site for development, along with existing market conditions, and made recommendations to the school's Board of Trustees for meeting its goals of resource maximization while preserving the campus' special rural qualities. The final product was a campus plan with several development options and financing scenarios explored, including single-family residential and office, pro-formas and detailed site plans, topo and wetlands determination.

**ISLIP, TOWN of, Islip,
New York**

- F&A prepared the agency's 2005-2009 Consolidated Plan for Community Development. The Town, with a population of nearly 317,000, receives \$3.27 million in CDBG funds and \$1.65 million in HOPWA funds the latter serving all of Nassau and Suffolk Counties.
- F&A prepared the Authority's Five Year Plan (2000-2005) and Annual Plan Update. The Five Year Plan describes the mission of the Islip PHA and the PHA's long range goals and objectives for achieving its mission over the 5 year term. The Annual Plan provides details about the PHS's immediate operations, residents, programs and services, and the PHS's strategy for addressing operation concerns, residents' concerns and needs, programs and services for the upcoming year.

**MAMARONECK,
TOWN of,
Mamaroneck,
New York**

- F&A served as consultant to the Town Board in the preparation of Draft, Supplemental and Final Generic Environmental Impact Statements to analyze the development potential of three large country clubs – Bonnie Briar, Winged Foot and Hampshire – comprising 12 percent of Town's land area. Alternatives included cluster residential, public and private recreation, and various combinations thereof. Environmental findings resulted in rezoning of these sites to a newly created Recreation Zone. F&A subsequently served as the Town's expert witness in litigation successfully defending the zone change. The case is now a landmark and the recreation zone and approach have been emulated by other communities.
- During a moratorium on development, F&A prepared a zoning study of food-related retail uses in the Town as the basis for zoning ordinance amendments to regulate these uses. The impact analysis that

accompanied the zoning examined parking and traffic issues. Zoning amendments were unanimously adopted.

- F&A was retained by the Town to analyze land use, zoning, parking, traffic and aesthetics in the Town's BMUB District encompassing the Myrtle Boulevard area abutting the Village of Larchmont's downtown and New Rochelle's border. The Plan/process included significant stakeholder involvement, focused primarily on residents and merchants in the area. The result of this study was the Myrtle Boulevard Plan, which included amended zoning, traffic re-routing, a streetscape and capital improvement plan, and alternative parking arrangements. The firm also provided environmental documentation for this study, which resulted in an amendment to the Town's Comprehensive Plan. F&A also prepared the Town's application for CDBG funds to help finance a portion of the recommended improvements (see below).

MERIDEN, CITY of, Meriden, Connecticut

F&A prepared the 2010-2015 Consolidated Plan, consistent with HUD guidelines, on the behalf of the City of Meriden. The Consolidated Plan is a long range strategic plan that includes analysis of the City's housing market, identification of housing and community development needs of low and moderate income households, as well as the resources to address those needs, and establishment of priorities to fund programs to meet these needs. A strategic plan for revitalization within a local and regional context was developed (integrating economic, physical, environmental, community and human development components) to identify long term goals, specific objectives, annual goals and benchmarks for measuring progress. Subsequently, an annual action plan that identified resources to be used to address priority program objectives was produced for the City.

MOUNT KISCO, VILLAGE/TOWN of, Mount Kisco, New York

Prepared review, analysis and written report regarding municipal planning and zoning policies on behalf of Town/Village Manager and governing board as part of moratorium on development. Recommendations currently being implemented.

MOUNT VERNON, CITY of, Mount Vernon, New York

- F&A is preparing a Generic Environmental Impact Statement (GEIS) for an Urban Renewal Plan on the south side of Mount Vernon. The Plan, prepared by F&A for a partnership with the City and a private developer, includes a new urban renewal planned unit development overlay zone and urban design guidelines to accommodate mixed use development and public parking in a heretofore blighted area. The GEIS examines the impacts of the full build-out of the Urban Renewal Area under the proposed overlay zone, including neighborhood and community character analysis, shadow analysis, fiscal and socio-economic, traffic, impacts on City services, and analysis of alternative redevelopment scenarios. The proposed Urban Renewal Plan builds upon a Blight Determination Study, prepared by F&A, that was adopted by the City in October 2012 for an approximately ten acre area consisting of 64 parcels.
- F&A prepared a GEIS addressing the impacts of a recently adopted Multifamily Senior Citizen Floating Overlay Zone (RMF-SC). The ordinance was created to foster the orderly development of senior housing within the City. Environmental analysis of the RMF-SC Overlay Zone looked at four

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prototypical senior housing sites close to mass transportation, shopping and other senior services, where senior housing could be constructed provided it is compatible with the City's proposed comprehensive plan. The ordinance, which won a planner's award from the Westchester Municipal Planning Federation, further ensures that any senior housing built preserves neighborhood scale and character and allows for enhanced building design while encouraging commercial development along the City's existing commercial corridors. Following the adoption of the new ordinance in December 2013, F&A prepared a site specific EIS for the rezoning of the Grace Terrace senior housing development site to the RMF-SC Overlay Zone, which was approved by the City Council in March 2014.

- Served as consultant to Mount Vernon in preparation of Twentieth-first Century Policy Plan on City's future.
- Prepared City's successful NYS Empire Zone application which was approved in the 2002 round. Prepared City's Overall Economic Development Plan
- Prepared plans to expand two existing Urban Renewal areas in the City: conducting land use updates, blight studies and inventory of properties. - wide Empire Zone Plan
- Designed and helped implement comprehensive urban design and capital improvement projects for City's neighborhood shopping areas and downtown.
- Directed comprehensive traffic and parking studies in densely populated commercial and industrial areas of the municipality. Recommendations subsequently implemented.
- Prepared a Blight Determination Study to explore redevelopment opportunities along East Third Street and South Fourth Avenue on the City's south side. The intent is to create a transit-oriented, pedestrian-friendly, mixed income development in an area just south of the City's CBD, an area now characterized by abandoned buildings and unkempt properties. Following public hearings in October 2012 and adoption of the blight study affecting 67 properties, the City Council designated this area as eligible for urban renewal. F&A subsequently prepared an urban renewal plan and new zoning for the ten acre site, together with a GEIS, to facilitate redevelopment in this long neglected area.

NEW BRITIAN, CITY of, New Britian. Connecticut

F&A was retained to prepare the City's 2001-2005 Consolidated Plan for the Community Development Block Grant Program. This plan included preparing the City's Needs Assessment and update of the City's Analysis of Impediments to Fair Housing and citizen participation process.

NEW SQUARE COMMUNITY PLANNING AND DEVELOPMENT CORORATION New Square, New

In September 2011, the Village of New Square Community Improvement Council Inc. (CIC) retained F&A to initiate a planning process to develop a *Main Street Revitalization Plan* for this Hasidic community in the Town of Ramapo in Rockland County. During the planning process, development issues and opportunities were evaluated to identify recommendations for revitalization of the business and shopping district located at the west end of Jefferson Avenue

York

in the Village, in an effort to promote economic expansion and improve the ambiance and functionality of the area. Key work tasks included an inventory of businesses, survey of shopping district users, analysis of existing conditions and creation of a “vision” for the future and strategy for addressing needs and fostering growth.

The revitalization plan for the “downtown” area provided major changes to the retail clusters and parking areas addressing the five major issues raised in the community survey: unsafe for pedestrians, unattractive environment, too few shops and poor variety of goods offered, traffic congestion and inadequate play and sitting areas. The Plan includes new parking, along with urban design guidelines and recommended retail niches for recruitment by the Village

NEW ROCHELLE, CITY of, New Rochelle, New York

- F&A completed a major update to the City's Zoning Ordinance. Map and text changes, procedural and definitional updates and recommendations for the implementation of the Comprehensive Plan, including waterfront and downtown design district regulations, have been incorporated into the new Ordinance. The firm also prepared a GEIS for the new Zoning Ordinance, which was last updated in the 1960s. The City Council unanimously endorsed the new Ordinance.
- Prior to the above, F&A was retained by the City of New Rochelle to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the City. The Ordinance, which incorporates separation restrictions on the location of adult uses, has been adopted by the City Council. In addition, F&A completed an analysis to determine the potential impact of adopting the proposed legislation and provided oversight in the preparation of a secondary effects study. No new adult uses have emerged since the adoption of the ordinance. However, a recent challenge by a topless bar seeking to relocate in the downtown was litigated by the City in Federal District Court, and F&A served as the New Rochelle's expert witness in defending the Ordinance. The case was adjudicated in the City's favor, upholding the Adult Use Ordinance.
- On behalf of the New Rochelle Neighborhood Revitalization Corporation in partnership with the City of New Rochelle, F&A completed a Neighborhood Development Plan for a superblock in West New Rochelle. The Plan involved a blight determination study, an acquisition and relocation analysis, an environmental analysis including a Phase I Environmental audit, the development of an architectural concept plan for the area, and a financial feasibility analysis for construction of 172 units of affordable housing for families and elderly. The end product was an urban renewal plan and zoning requirements, also prepared by the firm, which were tailored to meet the needs of the superblock. F&A also prepared a GEIS to analyze environmental impacts of the project. The project has been completed and is in occupancy

NORTH SALEM, TOWN of, North Salem, New York

- F&A was retained to assist the Town with its update to the Comprehensive Plan. Tasks included assistance in organizational aspects of the Plan, facilitating Town visioning and technical discussions, site visits, field reconnaissance, attendance at meetings, participating in conference calls

and emailing and review of pertinent documents. In the second phase of the project, F&A, working closely with the Comprehensive Plan Committee, assisted in writing the Plan, preparing the GEIS and Environmental Findings and advising the Town on technical aspects of the document. The Plan was adopted in 2011.

- The firm is also assisting the Town in preparing a Recreation Master Plan, last updated in 1994, that will establish a blueprint for recreation programming town-wide.
- The firm's principal served as expert witness for the Town of North Salem in the landmark *Continental Inc. vs North Salem* court case. On the Town's behalf, the firm defined the region for fair share housing, analyzed Westchester County housing policy and critiqued the Town's Master Plan and zoning ordinance which were based on growth management principles. The firm's principal also testified for several days in Westchester County Supreme Court on North Salem's behalf and advised the Town on strategy in the case. The recently adopted Comprehensive Plan has a strong affordable housing component reflecting this landmark decision. Additionally, new affordable housing is being built in the Town.

**PATCHOGUE,
VILLAGE of,
Patchogue,
New York**

F&A collaborated with a team of engineers, architects and urban designers to create design plans and an implementation strategy for redevelopment of a Village-owned waterfront site in this Suffolk County community. The project, designed to create a maritime center, included extensive visioning and design charrettes to solicit public input. The process involved planning for community-oriented recreation facilities, other water-dependent uses and intermodal linkages between the site and the Village's downtown. Land use, zoning and urban design changes were projected for this waterfront plan which included a strong economic development and economic impacts component. The village has since issued a Request for Proposals to developers, based upon this Plan.

**PEEKSKILL, CITY of,
Peekskill, New York**

- Directed planning for two mixed use urban renewal projects in and around the city's retail business district.
- Directed downtown urban design, parking and circulation studies.
- As part of a moratorium on development, F&A was retained by the City to analyze zoning within the Central Business District, with a focus on creating an historic district and drafting guidelines for preservation of aesthetically or historically significant structures. Working closely with the City's planning staff and the historic Commission, the proposed zoning and historic district regulations prepared by F&A were adopted by the Common Council and will be considered an amendment to the City's Comprehensive Plan.

**PLAINVILLE, TOWN
of, Plainville,
Connecticut**

F&A was retained by the Town of Plainville to prepare a Needs Assessment for the downtown area of this community of 17,000 people in central Connecticut. The assessment included community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, issues associated with vehicular and pedestrian circulation, and economic analysis for revitalization of the CBD. The Needs Assessment, recently completed, is the first step toward developing a full-scale

**PORT CHESTER,
VILLAGE of, Port
Chester, New York**

Downtown Revitalization Plan.

- As part of a major update to the Village's Comprehensive Plan, F&A recently completed a *Route 1 Corridor Study/ Downtown Plan*—examining vacant and underdeveloped or 'soft' sites on Boston Post Road from the Rye City border to Greenwich, to identify potential redevelopment opportunities. Tasks included land use, parking, traffic and infrastructure analyses, build out of vacant sites and a retail market study to determine optimal re-uses and redevelopment in the study area. Also recommended were "branding" for the corridor, as well as suggested economic development tools and an organizational framework to implement the Plan. The study was adopted by the Board of Trustees and is being used by the Village as a blueprint for business attraction and retention.
- At the same time, under SEQR, the firm prepared a Generic Environmental Impact Statement [GEIS] as part of a Comprehensive Plan update, which evaluated the potential impact of implementing the Comprehensive Plan and zoning amendments. A build out analysis was conducted as well to determine the impacts of the several zone changes, with the goal of limiting density in residential areas and increasing density along development nodes in the downtown. The update Comprehensive Plan and GEIS were adopted by the Board of Trustees in December 2012 and amended zoning was adopted in March of 2013.
- F&A was retained by the Village of Port Chester to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and an analysis to determine the potential impact of adopting the proposed legislation.

**POUGHKEEPSIE,
CITY of,
Poughkeepsie,
New York**

- Served as City's consultant on Community Development Block Grant and HOME programs and preparation of Consolidated Plan, one of the first to be approved in the nation and rated of "high quality" by HUD Washington.
- Prepared City-wide park plan and application of Federal funding to finance improvements (UPARR program).
- Served as City's consultant in preparation of application to NYS Department of Economic Development for Empire Zone status. Prepared economic development plan. Poughkeepsie was one of 21 communities approved. The application and economic development plan were rated the best submission in NYS during the 1994 funding round

**RAMAPO and
HAVERSTRAW,
TOWNS of, New York**

F&A's principal served as expert witness on both Towns' behalf in review of proposed annexation of Town land by Village of Pomona. Prepared report and reviewed DEIS for affected 250,000 square foot proposed shopping center; reviewed and critiqued Master Plan for all three municipalities and testified on both Towns' behalf in opposition to annexation before three judge panel of the New York State Supreme Court. The annexation ruling was in favor of the Towns of Ramapo and Haverstraw.

RIVERHEAD- CALVERTON EMPIRE ZONE, TOWN of, New York

- Area-wide Empire Zone Plan. As part of a major rezoning of 590 acres from recreation to industrial use, F&A prepared a market study to examine supply and demand on Long Island vis-à-vis the potential to absorb this space when and if rezoned. The site is located in the 2900 acre Calverton Empire Zone which F&A assisted in establishing when it prepared the Town's application for designation by the State of New York. Following completion of the market study, a supplemental Generic Environmental Impact Statement (GEIS) was prepared to analyze the impacts of the proposed zone change. The zone change was adopted unanimously by the Town Board. The Town subsequently issued a developer RFP for this area which was met with enthusiastic response. The Town has designated Rex Corp. as the developer and the SEQR process is underway.
- On the Town and Suffolk County's behalf, F&A prepared an area-wide economic development plan and successful application for Empire Zone status for the 2,900 acre Riverhead Calverton former Air Facility Base and Grumman Northrup Industries installation. The designation was granted in June 1998.

SCARSDALE, VILLAGE/TOWN of, Scarsdale, New York

F&A was retained by the Town/Village of Scarsdale to develop a Downtown Infrastructure Improvement Plan to create better parking conditions, traffic circulation and pedestrian safety, as well as a more aesthetically pleasing environment as a result of new zoning, streetscape and design guidelines that were ultimately implemented. As part of the Plan, F&A conducted extensive community outreach and crafted a strategic partnership approach with a downtown committee to enhance the economic viability of the CBD and identify retail market niches for the Village to pursue. A \$5 million capital improvement program, based upon the Infrastructure Improvement Plan, and reflecting the firm's recommendations, was implemented by the Village. In addition, F&A assisted in creating a Special Tax Assessment District to help finance the recommended improvements.

SOUTHAMPTON, TOWN of, Southampton, New York

- F&A prepared a revitalization study and plan for the Flanders-Northampton-Riverside area of this East End community. Analysis included inventory of uses, blighted conditions, infrastructure and right-of-way improvements for this lower income area of an otherwise affluent town. A key component of the Plan was extensive community outreach and visioning, as well as stakeholder workshops and design charrettes. The result was a plan combining land use, zoning, urban design, housing and economic development recommendations, which, after public hearings, was adopted as an amendment to the Town's Comprehensive Plan.
- Also completed is a study of the Noyac Road area, which investigated land use, zoning, traffic and community character issues. Known as the Noyac Road Corridor Study, the effort was consensus-based, relying heavily upon input from local residents through public meetings, design charrettes and one-on-one focus group meetings. A final report was delivered to the Town Board which, after public hearings, was adopted as an amendment to the Town's Comprehensive Plan.

**SOUTHOLD, TOWN
of, Southold, New
York**

F&A prepared a State-approved corridor management plan for this Suffolk County town that addresses external development pressures while protecting private property rights and fostering sustainable development. The Plan, which featured extensive citizen participation and stakeholder involvement, included an inventory of existing conditions, identification of corridor(s) for State Scenic Byways designation, and a management and implementation strategy to guide future development and land use. This study, on Long Island's North Fork, is being used as a model for similar plans throughout New York State.

**STAMFORD, CITY of,
Stamford,
Connecticut**

- F&A prepared a value retail/megastore study for the City which focused on developing a retail/industrial policy, a typology of value retail uses, and the development of land use standards that has been incorporated into both the City's existing zoning ordinance and Master Plan. The goal was to permit value retail on certain sites while protecting the integrity of the central business district and preserving industrially zoned land. Our recommendations are currently being implemented by the City.
- F&A was retained by the Downtown Stamford Special Services District (DSSD) to prepare an economic impact analysis and commercial character assessment to determine the impact of a proposed "big box" development on existing retail in the City and the long-term viability of the downtown, and to ascertain reasonable alternatives. Tasks included determining the maximum quantity of retail the Stamford economy can support; establishing the types of retail which would most complement the downtown and be in character with the surrounding concentrations of new and revitalized commercial activity; determining the most appropriate location to land unmet retail needs; estimating the impact of big box retail development on existing downtown retail; and reviewing and analyzing the relevance of non-retail vs. retail streets as designated in the City's zoning regulations. F&A matched technical analysis with field research, mapping, data collection and input from stakeholders in the form of focus groups designed to elicit opinions and ideas, which ultimately informed the technical analysis.

**STATEN ISLAND,
BOROGTH of, New
York**

Working with the Staten Island Economic Development Corporation, and the office of the Borough President, F&A prepared a borough wide industry study to determine which industries should be targeted for recruitment, a database of businesses on Staten Island and a marketing campaign to attract businesses to the borough. The plan is currently being used by the SIEDC to attract industry to the Borough.

**SUFFOLK COUNTY
LEGISLATURE, New
York**

The firm completed an assessment of County court needs in Suffolk and recommended, based upon analyses involving traffic, parking space needs and economic impact, the optimal location for 18 additional courtrooms in Riverhead and Central Islip. F&A headed a team of management consultants, a retired New York State Supreme Court justice and architects experienced in courthouse design. The report served as the basis for the County adopting a budget to proceed with construction in these locations. Court facilities, along with a branch of Touro Law School, have been constructed in Central Islip.

COMPREHENSIVE PLANNING

TORRINGTON, CITY of, Torrington, Connecticut

- F&A was retained by a public-private partnership and the City of Torrington to develop a Downtown Plan. This action-oriented, stakeholder-driven plan included extensive community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for this former manufacturing town in Litchfield County. Long-term components of the Downtown Plan include a capital improvements program and a market study that are assisting this public-private partnership in conducting business recruitment efforts.
- Building upon the firm's Downtown Plan, F&A worked closely with local officials to implement a number of recommendations. The Plan includes recruitment of businesses, implementation of streetscape and tourism plans and suggestions for projects to benefit the downtown area.

UNION, TOWN of, Union, New York

F&A was retained as this Broome county town's consultant to prepare the community's 2001-2005 Consolidated Plan for the Community development Block Grant program, as well as to seek other grants.

WALKKILL, TOWN of, Walkkill, New York

- F&A was retained by this Orange County community to prepare a Comprehensive Plan. A Town whose Plan was last updated in 1974, Walkkill is a fast-growing community with a mix of commercial and rural/suburban residential uses. The Plan, which included close coordination with a citizens' advisory committee, stakeholder visioning and focus groups, will be completed over a two year period.
- As an offshoot of the Comprehensive Plan, F&A was retained by the Town of Walkkill to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Town. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation.

WATERBURY, CITY of, Waterbury, Connecticut

F&A prepared the 2008-2013 Consolidated Plan for Housing and Community Development Programs, consistent with HUD guidelines and objectives, for the Waterbury Development Corporation (WDC), on behalf of the City of Waterbury, Connecticut. The Consolidated Plan is a long range strategic plan that includes analysis of the City's housing market, identification of housing and community development needs of low and moderate income households, as well as the resources to address those needs, and establishment of priorities to fund programs to meet these needs. A strategic plan for revitalization within a local and regional context will be developed (integrating economic, physical, environmental, community and human development components) to identify long term goals, specific objectives, annual goals and benchmarks for measuring progress. Subsequently, an annual action plan that identifies resources to be used to address priority program objectives will be produced for the City. Waterbury receives \$2.315 million in CDBG funds, \$952,000 in HOME funds and \$100,000 in Emergency Shelter Grants on an annual basis.

WESTCHESTER, COUNTY of, New York

As part of a multi-disciplinary national team, F&A prepared an economic development plan and marketing strategy for Westchester County. This project involved an assessment of the County's business environment; the potential for

COMPREHENSIVE PLANNING

**WESTCHESTER,
PUTNAM AND
ROCKLAND ,
COUNTIES of, New
York**

both the attraction of new industry and the expansion of existing businesses; the identification of several industry clusters; and an evaluation of the existing organizational framework and marketing strategies. The Plan represents Westchester's first effort at long-range economic development planning.

F&A was retained as part of a multi-disciplinary team to prepare a bicycle and pedestrian master plan for Westchester, Rockland and Putnam Counties. The Plan focuses on the creation of a safe and efficient network of bicycle and pedestrian routes to be developed in partnership with various interest groups, property owners and government bodies. The intent was to provide viable choices of alternative transportation modes that are compatible with local, regional and state transportation master plans. The Plan, which included an extensive citizen participation component, has been completed and endorsed by all three counties.

**WESTCHESTER
COUNTY
DEPARTMENT OF
PARKS,
RECREATION AND
CONSERVATION,
New York**

F&A has recently been retained as part of a multi-disciplinary team by Westchester County to prepare a *Master Plan for Rye Playland Park*, the only municipally owned amusement park in the country. Tasks include overseeing a participatory "visioning" process and analysis of land use and zoning matters pertaining to the Park's expansion and increase in market share.

**WESTCHESTER
COUNTY
OFFICE OF
ECONOMIC
DEVELOPMENT
New York**

- As part of a multi-disciplinary national team, F&A prepared an economic development plan and marketing strategy for Westchester County. This project involved an assessment of the County's business environment; the potential for both the attraction of new industry and the expansion of existing businesses; the identification of several industry clusters; and an evaluation of the existing organizational framework and marketing strategies. The Plan represents Westchester's first effort at long-range economic development planning.
- As part of the Plan's implementation, keying into the bio-tech cluster, F&A assisted in the preparation of a *Request for Qualifications/Expressions of Interest* for prospective bio-tech developers and tenants to develop a bio-tech campus on a site adjacent to the Westchester Medical Center and New York Medical College. F&A also participated in developer selection, as part of a limited screening panel.

**WHITE PLAINS, CITY
of, White Plains,
New York**

F&A prepared City-wide Comprehensive Marketing and Economic Development Plan for retail and office sectors, in addition to developing database of vacant office and retail properties. The program consisted of a market analysis that laid the foundation for the development of an economic development and advertising concept to revitalize the downtown. As part of this overall strategy, a full public relations campaign with special events and press was designed and implemented, along with a direct mail program and the development of an 8 page 4 color brochure and inserts. The F&A Plan served as the basis for the subsequent White Plains downtown renaissance (*City Center*) that includes entertainment retail, a Target store, multiplex theater, restaurants, hotels and over 1,000 units of luxury housing.

COMPREHENSIVE PLANNING

WORKMEN'S CIRCLE, New York

F&A, in concert with Amie Gross Architects and Hutton Associates of NYC, was retained to prepare a master plan for a 200-acre site in Beekman, NY (currently known as Circle Lodge) to create a first class resort and a cultural center for Jewish studies. The assignment included land use, zoning and environmental documentation, and permit processing, as well as market and fiscal impact analysis to determine optimal re-use of this underutilized facility with frontage on Sylvan Lake in Dutchess County. F&A also advised the client on financing and grants procurement to offset development costs.

YONKERS CITY of, Yonkers, New York

- Prepared a strategic plan for the City's Empire Zone, one of many zones so designated in NYS by the Department of Economic Development. Analysis included recommendations for improved marketing, human resources development and financial and technical incentives to attract and expand industry within targeted areas of the City.
- F&A was retained by the City to analyze the physical and economic trends of Westchester County's busiest commercial thoroughfare as it winds from the Cross County Shopping Center to the Greenburgh town line. Retail mix, land use, infrastructure, zoning and design issues were examined and a long term solution to Central Park Avenue's needs were addressed in a comprehensive study and plan. This study, the Central Park Avenue Corridor Plan represents the first time the seven mile corridor has been studied in any detail, and currently serves as a blueprint for the area's rebirth.

YORKTOWN, TOWN of, Yorktown, New York

F&A prepared a Generic Environmental Impact Statement [GEIS] for the Town board to investigate the up-zoning of 3000 acres in the environmentally sensitive Hunterbrook area of the Town. Previously the subject of a successful lawsuit by property owners, the firm prepared the scope for the environmental review and potential rezoning. Impacts included land use and zoning traffic, drainage and aquatic and fiscal. The study has been adopted by the town board and incorporated into an update of the Town's Comprehensive Plan.

OTHER:

- Former Adjunct Professor of Planning--Pace University Graduate Program in Public Administration--courses on comprehensive planning, regional planning.
- Regularly lecture on Municipal Zoning / Comprehensive Planning Process - Westchester Municipal Planning Federation-short courses on Planning and Zoning (several) and New York State Planning Federation.
- Several awards for citizen participation in planning -- City of Peekskill, Town of Greenburgh, City of Mount Vernon, Village of Port Chester.



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Selected Clients/Projects

PUBLIC SECTOR CLIENTS

BREWSTER, VILLAGE of, Brewster, New York

For this Putnam County Village, the firm prepared a blight determination study in anticipation of preparing an urban renewal plan. The plan will be part of an overall Comprehensive Plan update for the Village.

BRIARCLIFF MANOR, VILLAGE of, Briarcliff Manor, New York

- F&A completed a study of a relatively undeveloped suburban corridor to plan for anticipated changes such as the development of a senior housing complex, golf-course housing, and the potential subdivision of estate lands. *The Scarborough Road Corridor Study* involved the creation of several possible future scenarios including a project build-out under existing zoning and development regulations (i.e. a “no action” or “do nothing” scenario) and alternative scenarios looking at how corridor development might take place with the implementation of various growth management and traffic management techniques.
- F&A was retained by the Planning Board to review subdivision and site plans, including most recently the Scarborough Glen Subdivision, a 130-unit luxury townhouse development. The review has been completed and the project is in occupancy.

BRONXVILLE, VILLAGE of, Bronxville, New York

On behalf of Board of Trustees and Planning Board, reviewed EIS and site plan and prepared zoning amendments for 78-unit age-restricted independent-living facility with 290-car parking garage on Kensington Road adjacent to Metro North railroad in the Village of Bronxville. Key issues included traffic, noise, hazardous materials, fiscal, and historic and visual impacts. F&A's review withstood several legal challenges. Project approved, but not built by applicant.

BROOKHAVEN, TOWN of, Brookhaven, New York

- On behalf of this Town of 500,000 people, F&A prepared a Generic Environmental Impact Statement (GEIS) for land use and zoning changes emanating from the update of the Town-wide Land Use Plan.
- The firm prepared a Final Generic Environmental Impact Statement (FGEIS) on behalf of the Town for the 2,000 plus acre Master Plan in the environmentally sensitive Suffolk County Central Pine Barrens.
- F&A advised the Town of Brookhaven and recently prepared a Generic Environmental Impact Statement (GEIS) analyzing the potential impacts that would arise from the Town's adoption and implementation of a Community Preservation Fund. The action would create a Community Preservation Fund (CPF) capitalized by a two percent real estate transfer tax, which would be used to acquire property and development rights from “sending areas” identified in the Community Preservation Project Plan. The Fund would also enable the transfer of development rights acquired by the Town to a Clearinghouse and authorize the sale of development rights to property owners in designated areas of the Town (“receiving areas”) for various development and redevelopment projects. The GEIS was needed by the Town to permit the legislation to go forward in November of 2007. Brookhaven is the fourth Town

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

CORTLANDT, TOWN of, Cortlandt, New York

on the East End of Long Island to pursue this innovative land preservation program.

- On behalf of the Town, F&A prepared and updated the Town Master Plan to include the central and southern Cortlandt areas, as well as a Draft Generic Environmental Impact Statement (DGEIS).
- F&A is on retainer to review and comment upon Environmental Impact Statements for the Town of Cortlandt Planning Board. Among those reviewed was a 92-unit residential development (Roundtop at Montrose) wherein F&A reviewed the EIS based on the quality of the document and responsiveness of the applicant to the needs and concerns of the Lead Agency. The project has been approved and was recently sold to an affordable housing developer.

CROTON- ON- HUDSON, VILLAGE of, Croton on Hudson, New York

- F&A was retained as the Village's consultant to prepare a hazard mitigation grant application for the NYS Emergency Management Office pertaining to an area affected by Hurricane Floyd. This application included implementation of flood mitigation measures on Albany Post Road. F&A prepared detailed environmental documentation, estimated cost projections and developed scenarios to increase the competitiveness of the application.
- With Dvirka and Bartilucci, Civil Engineers, F&A prepared a phased stormwater management plan for the Village. F&A tasks included collecting data on zoning, land use, soils and mapping within the study area and, using the firm's GIS, defining and mapping a Village-wide Watershed/Drainage/Sub-drainage System. F&A also assisted in preparing the plan for Village adoption, including amendments to land use regulations.

EASTCHESTER, TOWN of, Eastchester, New York

- On retainer to the Town, F&A reviewed major subdivisions and site plans and provided advice on Town-wide planning matters.
- Following the completion of a New Comprehensive Plan, the firm also assisted in the drafting of a new zoning ordinance and prepared environmental documentation for adoption of same.
- F&A served as the Town's environmental review consultant and expert witness in a lawsuit filed by United Water of New Rochelle with respect to the construction of an expanded water filtration plant off Route 22. Environmental issues addressed and reviewed by F&A include visual impacts, community character and traffic safety for this facility proposed for siting in an otherwise residential neighborhood.
- F&A completed a study of Town planning procedures and practices to identify ways of making the permitting and approvals process more efficient, and of using the process to promote quality development in the community. A final report was prepared which is being used as the basis for procedural and organizational improvements in the Town.
- On behalf of the Town Board, F&A prepared a parking analysis of a key commercial area along Route 22 to ascertain the need to adopt new parking requirements. A parking inventory, occupancy and build out analysis, and

zoning text revisions were included in this completed study.

- The firm completed a streetscape improvement study and plan for a section of Garth Road, a local-oriented commercial district at the Eastchester-Scarsdale border. Neighborhood visioning was used as the basis for proposals to upgrade the physical appearance of the area, add parking, and improve pedestrian safety and circulation. The study resulted in a \$500,000 capital improvement plan which has been implemented, enhancing both the aesthetics and economic viability of this commercial street. This plan and improvements complemented a similar improvement program that the firm designed in the neighboring Village of Scarsdale.

**EAST HAMPTON,
TOWN of, East
Hampton, New York**

F&A prepared a neighborhood plan for the North Main Street area of this upscale East End community. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive community visioning and an intensive 3-day design charrette. *The North Main Street Corridor Study* resulted in a plan to improve circulation along the commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.

**ELMSFORD,
VILLAGE of,
Elmsford, New York**

F&A was retained by the Village of Elmsford to prepare an ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation which was ultimately approved by the Village Board of Trustees. F&A continues to advise the Village on adult entertainment-related zoning and land use issues.

**FORT LEE,
BOROUGH of,
New Jersey**

As a first step toward the creation of a physical master plan for the Fort Lee public works yard, F&A conducted an organizational assessment of the Borough's public works functions, along with other, related municipal functions to be co-located at the DPW facility. This organizational assessment was combined with a physical evaluation of the yard and a newly acquired, adjacent property. The final report included a program and conceptual site plan for the combined parcels.

**GOSHEN, TOWN of,
Goshen, New York**

- F&A was retained by this Orange County town to advise its boards on all issues pertaining to land use, zoning, comprehensive planning and environmental review.
- F&A updated the Town's Comprehensive Plan, including recommendations for zoning map and text revisions. The planning process included extensive community participation, outreach and visioning, with F&A working in concert with an active citizen's advisory committee. The Plan and new zoning have been adopted.
- As part of the Comprehensive Plan process, F&A prepared options for the use/reuse of 1,740 acres of land along the Wallkill River as a natural preservation/recreation area. The *Wallkill River Trailway Assessment* will help to preserve and enhance the biodiversity in the area, help improve the quality of the Wallkill River, provide a trail for walking, jogging and biking (as well as extending the existing Heritage Trail path), provide opportunities for environmental education programs, create additional open and public space for

GREENBURGH, TOWN of, Greenburgh, New York

Town residents, and enhance existing Town recreational facilities. F&A prepared three conceptual plans for consideration, as part of this *Trailway Assessment*.

- F&A is leading a multi-disciplinary team to prepare a consensus-based update to the Town's Comprehensive Plan. The team is comprised of Ferrandino & Associates Inc. as lead; Dvirka and Bartilucci Consulting Engineers, Fitzgerald and Halliday, Inc., Fairweather Consulting and Stephen Tilly, Architect. The team was selected after a competition involving 12 firms. Tasks include an inventory of land uses, including residential, historical and cultural resources, transportation and utility infrastructure. Study elements also include zoning, real estate and development trends, demographic analysis and business profile. The project involves extensive community participation, stakeholder outreach and visioning in developing design principles and alternative development strategies with specific action plans. Recommendations will be the result of extensive evaluation of existing conditions, including traffic, infrastructure, build-out analysis, economic impact analysis and community character vetted through a Generic Environmental Impact Statement. Working closely with the Town and community, the firm is preparing a Plan that not only addresses current issues and concerns but also promotes future growth and prosperity over the next 15 years. See the Plan's dedicated web site: www.greenburghcomprehensiveplan.com.
- In addition, F&A, along with TRC Engineers, Inc., is advising the Town on land use and traffic impacts of the proposed Tappan Zee Bridge replacement/renovation, including review of mass transit alternatives and the State's EIS.
- F&A was retained by the Town of Greenburgh to review and critique the Village of Elmsford Comprehensive Plan and Generic Environmental Impact Statement to identify any impacts it may have on the Town. A report was presented which served as the basis for provision of comments by the Town to the Village as part of the SEQRA process.
- As part of a Town-initiated rezoning of an 85-acre environmentally sensitive site in a hilltop preservation zone (Nob Hill), the firm prepared environmental documentation that examined traffic, parking, fiscal and socio-economic impacts, slopes, drainage, and visual impacts of a proposed rezoning from multi-family to one-acre, plus several alternatives. The firm was subsequently retained as the Town's environmental consultant in the review of an application for a 794 unit residential project (Avalon Green II) on the site. The review has been completed, resulting in a reduced density project of 444 units. The project is currently under construction.
- As the Town's consultant, F&A reviewed a Draft Environmental Impact Statement for a proposed 220,000 square foot office building on a 14.5-acre property. F&A provided a detailed critique of all elements of the EIS including traffic, visual and socio-economic impacts.
- In concert with the Town Planning Department and a private developer, F&A conducted an impact analysis of, and helped draft a proposed zoning ordinance amendment to allow, by special permit, landscape nurseries in residential districts on sites that are six (6) or more acres and that abut an arterial road in the unincorporated area of the Town. The firm provided a

detailed inventory of all existing landscape nurseries and garden centers in the Town and identified undeveloped sites where existing nurseries could expand into and/or new businesses could be established in residential districts under the proposed special permit provisions.

- As part of a Town-wide Affordable Housing Study, F&A recommended zoning text amendments mandating that ten percent of the units in all new multi-family housing developments be comprised of affordable units, without density bonuses.
- Through a State grant and on behalf of the Secor Homes Civic Association, F&A completed a study of Town planning procedures and practices to identify ways of making the permitting and approvals process more efficient, and of using the process to promote quality development in the community. A final report was prepared and accepted by the State and is being used as a guide for procedural and organizational improvements in the Town.
- F&A was retained by the Planning Board to review an application by the Greenburgh Neighborhood Health Center for site plan, variance and special permit approvals to construct a new 20,000 sq ft building to house their offices and clinical services. F&A reviewed the applicant's application and environmental documentation for same. The project has been approved.
- On behalf of the Town/Village, F&A reviewed, critiqued and provided expert testimony with respect to the U.S. Postal Service Environmental Assessment Report and Wetlands Impact Study for a proposed 853,000 square foot General Mail Facility at Westchester County Airport. The project withdrawn by the U.S. Postal Service, following F&A's review and critique. An alternative site was chosen where the facility was eventually built.
- F&A prepared a *Vision Plan* for this Hudson River community which included a review of local ordinances, plans and development opportunities and constraints, an active citizen participation component and interaction with the Planning Board. The final product was incorporated into an update of the Village's Comprehensive Plan.
- Under contract to the Village, F&A reviewed a proposal for a 57,000+ square foot ShopRite superstore on the site of the former Ciba Geigy headquarters on Route 9A. The environmental review included SEQR compliance, site plan, subdivision and variance approvals. F&A served as the Village's expert witness in the applicant's legal challenge to the Planning Board's denial of the project, based upon traffic and socio-economic impacts, which denial was upheld by the NYS Supreme Court.
- While the ShopRite case was being adjudicated, F&A was retained by the Village to review, based upon traffic and socio-economic impacts, an alternative proposal for the site for a 159 unit residential development to be known as Riverwalk Village. Proposed by the Ginsburg Development Corp., the project was reviewed for SEQRA compliance, zoning, subdivision and site plan approvals. The application has since been withdrawn.

**HARRISON,
TOWN/VILLAGE of,
Harrison, New York**

**HASTINGS-ON-
HUDSON, VILLAGE
of, Hasting on
Hudson, New York**

HAVERSTRAW, TOWN of, Haverstraw, New York

F&A, in concert with FxFowle Architects, was retained by the Town of Haverstraw to prepare a Campus Plan for the former Letchworth Village Developmental Disabilities Center. The Plan includes reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. The marketability of proposed uses has also been tested. The Plan was needed by the Town to satisfy bonding requirements in its purchase of the 160-plus acre campus from the State of New York. F&A also oversaw an extensive developer solicitation and selection process including the preparation and issuance of both a Request for Expressions of Interest (RFEI) and Request for Proposals (RFP). WCI Communities was selected and F&A oversaw the site plan and environmental review processes for *Encore Palisades*, a 500-unit mixed use, age-restricted residential and commercial project based upon "Smart Growth" principles, with ten percent of the units affordable. The project achieved site plan approval, but was suspended when the applicant filed for bankruptcy.

HEMPSTEAD, TOWN of, Hempstead, New York

- F&A has been retained by the Town of Hempstead to advise on Town planning, community development block grant, environmental planning and economic development issues. The firm is available on call to assist the planning staff on projects before the Town, as well as to identify and make application for Federal, State and foundation grants. The firm is also advising on streetscape and facade design for commercial hamlet areas in the Town.
- F&A was retained by the Town of Hempstead to prepare a Comprehensive Plan for the Inwood area that addresses incompatible land use mixes, blighted areas, and development strategies for vacant or underutilized property, including the waterfront, conservation of natural resources and brownfields redevelopment strategies. Tasks included data collection, creation of an analytical GIS, demographic overview of the community and trend analysis, community outreach and visioning, land use and zoning components, revitalization efforts and implementation techniques. The Plan was adopted by the Town in 2010 and F&A is assisting with the implementation
- On retainer to the Town, F&A prepared a plan for the Hewlett hamlet, an upscale area of the Town. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive stakeholder involvement. *The Hewlett Streetscape Plan* resulted in a plan to improve circulation along the commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.
- F&A was retained to review under SEQR, on behalf of the Hempstead Department of Planning and Economic Development, the *Lighthouse @Long Island* mixed use project in Uniondale. The project, one of the largest in the history of Nassau County, consisted of the upgrading and renovation of the Nassau Coliseum to approximately 928,000 sq. ft.; expansion of the existing hotel to 912 rooms; expansion of convention space and facilities to a total of 313,000 sq. ft.; expansion of the existing on-site office space to 2,558,000 sq. ft.; new retail space of approximately 500,000 sq. ft.; and 2,306 units of new residential housing. As part of two (2) public scoping meetings, F&A commented on traffic, air quality, noise, community character, visual and socio-economic impacts as they affect the Town, County and region. The firm continues to track this project as it wends its way through the approval

HEMPSTEAD, VILLAGE of, Hempstead, New York

processes in the Town and County.

- F&A was retained by the Community Development Agency to prepare an update to the Village's Comprehensive Plan, including a focus on the Village's downtown. This action-oriented, stakeholder-driven plan includes extensive community visioning, land use, zoning economic impact and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for the largest village (population 56,588) in Nassau County. Long-term components of the Transit Oriented Development Downtown Plan included a capital improvements program and a market study that will assist the Village in conducting business recruitment efforts. Together with representatives of the Village of Hempstead, County of Nassau and State of New York, the F&A team conducted a series of public visioning forums to ensure that the general concerns and needs of the Village's taxpayers were met. The Plan was adopted in 2009 following public hearings and the completion of a Generic Environmental Impact Statement including several build-out scenarios and impacts emanating from same.
- In addition, the firm was hired to prepare two urban renewal plans for the Village, including the preparation of blight determination studies and environmental documentation for the plans. F&A also represented the Village in reviewing development applications coming before the Trustees and Planning Board and is serving as the Village's SEQR consultant.
- On behalf of the Village of Hempstead Community Development Agency (CDA) and Hempstead Hispanic Civic Association, Inc. (HHCA), the firm prepared a *New York Main Street Program (NYMS)* grant application in the amount of \$200,000, designed to stimulate reinvestment in the downtown (target area included two blocks on Main Street between Front Street and Nichols Court) and support efforts to restore and strengthen the economic and social vitality of Hempstead's "Main Street." The NYMS Program, administered by the New York State Division of Housing and Community Renewal (DHCR), will provide grants to owners for thirteen façade improvements; two mixed-use building renovations/ residential conversions (assistance for installation of an elevator); and removal of non-compliant gates; enabling the Village to continue its mission to preserve and revitalize a mixed-use Main Street. The grant was approved in the amount of \$185,000 in a very competitive round.
- F&A was also retained to prepare a grant application under the *New York Restore Communities Initiative* to obtain up to \$5 million in funding for vacant commercial/ residential buildings in need of rehabilitation Village-wide, with a focus on the Downtown. Several buildings were included in the grant request.
- F&A prepared a Federal parks development grant application requesting \$250,000 for improvements to Kennedy Memorial Park (22 acres) in the Village of Hempstead, NY. The proposed project included interior rehabilitation/ code compliance upgrades, as well as exterior repairs to the recreation facility. Rehabilitation of this park would address recreation deficiencies in the Village and maximize the park's potential to promote community revitalization, economic development, safe neighborhoods, public health and community pride, while enhancing neighborhood character and enriching quality of life in the Village.

- F&A was retained by the Village of Hempstead to prepare an ordinance aimed at regulating the number and location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation. F&A's work was in response to a lawsuit filed by an existing adult use establishment in the downtown. F&A served as the Village's expert witness in defending the suit and prepared the legislation amending the Village Code, which has been adopted.
- F&A was retained to review under SEQR, on behalf of the Village of Hempstead Board of Trustees, the *Alexan on Main* development, a 5 story, 184 unit luxury rental building on the Garden City border. The project was approved and is under construction.
- F&A was retained to review under SEQR, on behalf of the Hempstead Board of Trustees, the *Lighthouse @Long Island* mixed use project in Uniondale. The project, one of the largest in the history of Nassau County, consists of the upgrading and renovation of the Nassau Coliseum to approximately 928,000 sq. ft.; expansion of the existing hotel to 912 rooms; expansion of convention space and facilities to a total of 313,000 sq. ft.; expansion of the existing on-site office space to 2,558,000 sq. ft.; new retail space of approximately 500,000 sq. ft.; and 2,306 units of new residential housing. As part of two (2) public scoping meetings, F&A commented on traffic, air quality, noise, community character, visual and socio-economic impacts as they affect the Village, County and region. The firm will continue to track this project as it wends its way through the approval processes in the Town and County.

LONG BEACH, CITY of, Long Beach, New York

F&A collaborated with a team of engineers, architects and landscape architects to create design plans and an implementation strategy for redevelopment of a City-owned waterfront site in this Nassau County community. The project involved extensive citizen and stakeholder outreach in planning for community-oriented recreation facilities and intermodal linkages between the site and the City's downtown. The Plan has been completed and the next stage is marketing the site through preparation of a Request for Expressions of Interest (RFEI) from prospective developers which F&A has coordinated.

MAMARONECK, TOWN of, Mamaroneck, New York

- F&A served as the Town's consultant on retainer to the Planning Board to review major subdivisions and site plans.
- During a moratorium on development, F&A prepared a zoning study of food-related retail uses in the Town as the basis for zoning ordinance amendments to regulate these uses. The impact analysis that accompanied the zoning examined parking and traffic issues. The zoning amendments were unanimously adopted by the Town Board.
- F&A served as consultant to Town Board in the preparation of Draft, Supplemental and Final Generic Environmental Impact Statements to analyze the development potential of three large country clubs – Bonnie Briar, Winged Foot and Hampshire – comprising 12 percent of Town's land area. Alternatives included cluster residential, public and private recreation, and various

combinations thereof. Environmental findings resulted in rezoning of these sites to a newly created Recreation Zone. F&A also served as the Town's expert witness in litigation successfully defending the zone change. The case is now a landmark and the recreation zone and approach have been emulated by other communities.

- F&A was retained by the Town to analyze land use, socio-economic impacts, zoning, parking, traffic and aesthetics in the Town's BMUB District encompassing the Myrtle Boulevard area abutting the Village of Larchmont's downtown and New Rochelle's border. The Plan/process included significant stakeholder involvement, focused primarily on residents and merchants in the area. The result of this study was the *Myrtle Boulevard Plan*, which included amended zoning, traffic re-routing, a streetscape and capital improvement plan, and alternative parking arrangements. The firm also provided environmental documentation for this study, which resulted in an amendment to the Town's Comprehensive Plan. F&A also prepared the Town's application for CDBG funds to help finance a portion of the recommended improvements.
- F&A served as consultant to Town Board in the preparation of Community Development Block Grant (CDBG) applications to the U.S. Department of Housing and Urban Development, and prepared other grant applications, as needed.

**MAMARONECK,
VILLAGE of,
Mamaroneck,
New York**

F&A served as consultant to the Village and the Washingtonville Housing Alliance in the preparation of an application to HUD for a 75-unit Section 202 elderly housing project, including environmental clearances and zone change to permit increased density for the selected site. The project was approved for funding by HUD and is currently in occupancy.

**MOUNT KISCO,
TOWN/VILLAGE of,
Mount Kisco,
New York**

- F&A prepared a review, analysis and written report regarding municipal planning and zoning policies on behalf of the Town/Village Manager and governing board as part of a moratorium on development. The study's recommendations are currently being implemented.
- F&A served as the municipality's grants procurement consultant on retainer. Areas of expertise in which F&A sought out grants included housing, community development, parks and open space, watershed planning, downtown planning, economic development, criminal justice, public infrastructure, human/social services, the arts, culture and education, historic, environmental conservation and administrative management.

**MOUNT VERNON,
CITY of, Mount
Vernon, New York**

- F&A is currently reviewing a Long-form EAF and Addenda and potential EIS under SEQR, on behalf of the Mount Vernon City Council, for Special Permit and Site Plan Approvals for the 42 West Broad mixed use project in the Fleetwood business district, just south of Bronxville. The project consists of an 18-story, 268,750 square foot mixed-use market-rate residential (249 units) and retail (12,330± square feet) building and the renovation of an existing 4-story on-site parking garage (approximately 411 spaces) to include approximately 7,350 additional square feet of new retail (for a total of 19,000+ square feet for the whole project) to be located on ground floor and the reconfiguration of the garage to attendant parking to accommodate up to 533 spaces. Building

amenities include a pool, a 7,183 square feet roof deck and approximately 4,930 square feet of community space.

- F&A is preparing a Generic Environmental Impact Statement (GEIS) for an Urban Renewal Plan on the south side of Mount Vernon. The Plan, prepared by F&A for a partnership with the City and a private developer, includes a new urban renewal planned unit development overlay zone and urban design guidelines to accommodate mixed use development and public parking in a heretofore blighted area. The GEIS examines the impacts of the full build-out of the Urban Renewal Area under the proposed overlay zone, including neighborhood and community character analysis, shadow analysis, fiscal and socio-economic, traffic, impacts on City services, and analysis of alternative redevelopment scenarios. The proposed Urban Renewal Plan builds upon a Blight Determination Study, prepared by F&A, that was adopted by the City in October 2012 for an approximately ten acre area consisting of 64 parcels.
- F&A prepared a GEIS addressing the impacts of a recently adopted Multifamily Senior Citizen Floating Overlay Zone (RMF-SC). The ordinance was created to foster the orderly development of senior housing within the City. Environmental analysis of the RMF-SC Overlay Zone looked at four prototypical senior housing sites close to mass transportation, shopping and other senior services, where senior housing could be constructed provided it is compatible with the City's proposed comprehensive plan. The ordinance, which won a planner's award from the Westchester Municipal Planning Federation, further ensures that any senior housing built preserves neighborhood scale and character and allows for enhanced building design while encouraging commercial development along the City's existing commercial corridors. Following the adoption of the new ordinance in December 2013, F&A prepared a site specific EIS for the rezoning of the Grace Terrace senior housing development site to the RMF-SC Overlay Zone, which was approved by the City Council in March 2014.
- Previously under contract to provide planning consulting services to the City Planning Board in review of projects before it, as well as to provide advice to the City on its Community Development Block Grant (CDBG) program.
- Served as consultant to Mount Vernon in preparation the of Twenty-first Century report and policy plan on the City's future (Master Plan).
- Working with the City's Law Department, F&A prepared language for inclusion in the zoning code to allow, via special use permit, AM/FM transmission facilities in the Industrial (I) District. Tasks included preparing an environmental assessment, including detailed visual impact and community character analyses, that examines prototypical facilities to be sited on prototypical sites in the I District. Topography, distance parameters, height, bulk and setback requirements, among other parameters, were analyzed as part of the environmental review.
- Designed and helped implement comprehensive urban design and capital improvement projects for City's neighborhood shopping areas and downtown.
- Directed comprehensive traffic and parking studies in densely populated commercial and industrial areas of the municipality. Recommendations subsequently implemented.

- Drafted City's first site plan review ordinance and sign code regulations incorporating strict design standards.
- As consultant to the City Planning Board, Zoning Board of Appeals and City Council, F&A supervised review of all site plans, requests for special use permits, zoning variances, zone changes, etc.
- Served as consultant to City in planning for \$8 million Intermodal Transportation Center on downtown site adjacent to Metro North Station.
- Prepared feasibility study to determine the impacts of constructing a 12 screen cinema in the Fleetwood business district.
- Supervised several adaptive re-use studies that resulted in sale and rehabilitation of properties by the private sector: Litton Building (industrial) and acreage; former Pontiac dealership (industrial); Vernon Terrace Apartments (Section 8 Rehabilitation); Vernon Woods Apartments (co-op conversions).
- Prepared the City's Overall Economic Development Plan and directed several studies resulting in zone and map changes to permit more intensive uses of existing vacant land and buildings. Zoning changes have resulted in construction of office condominiums, rental offices, industrial buildings, commercial space and multi-family housing.
- Prepared City's successful New York State Empire Zone application.
- Prepared plans to expand two existing Urban Renewal areas in the City: conducting land use updates, blight studies and inventory of properties for both the Center City Improvement Program and Southside Urban Renewal Plan expansions.
- F&A was retained by the Mount Vernon City Council, as lead agency, to oversee *The Alexander* environmental review of a proposed 19 story, 199 unit condominium with ground floor retail on Sandford Boulevard, an industrial corridor on the City's southside. The applicant requested a rezoning of the site from industrial to Planned Unit Development (PUD). Issues under review included land use, zoning, community/character fiscal/socio-economic, visual and traffic/parking impacts. The project was approved, but subsequently abandoned by the applicant.
- F&A was contracted to prepare, on behalf of the City Council, an ordinance wherein applicants seeking to develop market rate housing in the City will be required to set aside, as a condition of approval and in return for the granting of bonus incentives, a certain amount of money for purposes of establishing a community trust fund. The trust fund moneys will be allocated to community and public needs-based projects determined by the City Council and Mount Vernon Planning Department.
- F&A was retained by the Mount Vernon Zoning Board of Appeals, as lead agency, to review the applicant's Environmental Assessment report for the proposed *Somerset at Fleetwood* high-rise. Located at 645 North MacQuestern Parkway, the Somerset building included 160 ownership units on 16 floors with

MOUNT VERNON INDUSTRIAL DEVELOPMENT AGENCY, Mount Vernon, New York

a garage of 198 parking spaces. The project was denied by the ZBA after months of due diligence.

- F&A was contracted to prepare, on behalf of the City Council, an ordinance wherein applicants seeking to develop market rate housing in the City will be required to set aside, as a condition of approval and in return for the granting of bonus incentives, a certain amount of money for purposes of establishing a community trust fund. The trust fund moneys will be allocated to community and public needs-based projects determined by the City Council and Mount Vernon Planning Department
- F&A served as economic consultant to the Mount Vernon Industrial Development Agency (and prior to that its principal served as its Executive Director), structuring IDB financing packages for private developers interested in locating or expanding operations in the City. Over \$100M IDBs were issued over a five year period.
- F&A served as environmental consultant to the Mount Vernon Industrial Development Agency for review of 2 projects: a proposed 285,000 sq. ft. shopping center on Sandford Boulevard, as well as a 130 unit independent living facility (Liberty Plaza) to be constructed over an existing parking garage in the central business district. Impacts included parking, traffic, visual and fiscal socio-economic for these two projects being financed with industrial development revenue bonds. Both projects have been approved for bonding by the IDA. The Sandford Boulevard Shopping Center has been completed and is in occupancy. The other project is pending.
- For the above mentioned 130 unit independent living facility, F&A also prepared a NEPA Environmental Assessment Form, which resulted in sign off from the New York State Office of Parks, Recreation and Historic Preservation (SHPO) as part of an application for HUD funding. The reviewing resulted in a Finding of No Significant Impact (FONSI) for the project.

NEWBURGH, CITY of, Newburgh, New York

F&A was retained by the City of Newburgh and the Newburgh Preservation Association to conduct a feasibility study to determine the most appropriate re-use of the Dutch Reformed Church, a 170-year old national landmarked building near the City's downtown. Working with Stephen Tilly, a nationally renowned preservation architect, F&A conducted outreach and design charettes to elicit public input on market and community based uses. The goal was to make the building, long vacant, economically viable and an anchor for the neighborhood. The study was funded through a grant from the Dyson foundation and has been completed.

NEW CASTLE, TOWN of, New Castle, New York

F&A completed several NYS Clean Water/Clean Air Bond Act applications for the Town including:

- *Gedney Park* - This pond rehabilitation project will lead to the development of Gedney Park as a multi-purpose recreational facility. Bond Act funding in the amount of \$50,000 would be used for dredging of the pond, restoration of plant shelves along the edge of the pond, placement of docks, and benches to provide easier access to the pond, as well as development of interpretive educational

NEW ROCHELLE, CITY of, New Rochelle, New York

materials.

- *Kisco River Trail Project* - Funding for this project will be used to develop a linear trail system that extends from Old Roaring Brook Road to the Croton Reservoir. Bond Act funding would also be used to purchase easements along the trail and implement funds to a long-term management plan.
- F&A completed a major update to the City's Zoning Ordinance. Map and text changes, procedural and definitional updates and recommendations for the implementation of the Comprehensive Plan, including waterfront and downtown design district regulations, have been incorporated into the new Ordinance. The firm also prepared a GEIS for the new Zoning Ordinance, which was last updated in the 1960s. The City Council unanimously endorsed the new Ordinance.
- Prior to the above, F&A was retained by the City of New Rochelle to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the City. The Ordinance, which incorporates separation restrictions on the location of adult uses, has been adopted by the City Council. In addition, F&A completed an analysis to determine the potential impact of adopting the proposed legislation and provided oversight in the preparation of a secondary effects study. No new adult uses have emerged since the adoption of the ordinance. However, a challenge by a topless bar seeking to relocate in the downtown was litigated by the City in Federal District Court, and F&A served as the New Rochelle's expert witness in defending the Ordinance. The case was adjudicated in the City's favor, upholding the Adult Use Ordinance.
- Under contract to the City, F&A prepared a blight determination study, Urban Renewal Plan and a Generic Environmental Impact Statement for a superblock in West New Rochelle that will result in the construction of 172 units of affordable housing for families and the elderly. Impacts examined included are traffic, visual, drainage and fiscal/socioeconomic.
- F&A was retained as the City's consultant to review the environmental impact statement for a mixed use 1,000 unit residential rental and retail project in downtown New Rochelle adjacent to the Metro North Station (*Avalon-on-the-Sound*). Impacts included land use and zoning, traffic, air quality and archaeological/historic, visual, fiscal and socio-economic. Project has been approved and is in occupancy.
- Retained to review, on behalf of the City Council, Draft and Final Environmental Impact Statements for development of 47 single-family luxury homes on David's Island and 15 townhouses inland proposed by the Trump Organization. Project withdrawn.
- Reviewed, on behalf of the City Planning Board, Draft and Final Environmental Impact Statements for development of 103-unit high rise condominium and 52-slip marina on New Rochelle Creek in a County-designated Critical Environmental Area. Prepared EIS scope and findings on behalf of Planning Board. Project approved.
- Reviewed, on behalf of City Planning Board, Draft and Final Environmental Impact Statements and findings for a residential subdivision on an

environmentally sensitive site with frontage on Long Island Sound. Prepared EIS scope and findings on behalf of Planning Board. Project approved.

- Prepared, on behalf of City Council, Draft and Final Generic Environmental Impact Statements and findings for the Weyman Avenue Urban Renewal Plan in conjunction with eminent domain proceedings for redevelopment of a 27 acre site as a 125,000 square foot Home Depot and additional 120,000 square foot retail warehouse. F&A served as the City's review consultant for Environmental Impact Statements prepared by applicants for site specific development on each of the two development parcels: Home Depot and a Costco Store. Project completed and in occupancy.
- On behalf of the City, F&A prepared all environmental documentation for acquisition, clearance and relocation under the NYS Eminent Domain Procedure Law for a mixed-use urban renewal project.
- On behalf of the City, prepared a feasibility study to develop 75 units of affordable housing on 3 sites under the HOME Program. Project included air quality and noise analyses, an environmental audit, schematic plans for each site and financial feasibility analysis. Project approved, with 14 2-family units built and in occupancy.
- F&A prepared a study to determine whether a 23 acre mixed use area in east New Rochelle was eligible for urban renewal designation to accommodate a 300,000 sq. ft. IKEA superstore which would be a major job and tax revenue generator for the City. F&A ascertained that 85 percent of the area's 66 parcels exhibited blighting conditions in a comprehensive report to the City Council. However, the project was abandoned by IKEA in the face of wide spread opposition from the village of Larchmont.
- F&A provided oversight of the SEQRA process for area and parking variances for a new synagogue and catering facility on North Avenue in New Rochelle. F&A provided a detailed critique of all elements of the EIS including parking, traffic, drainage, visual and socio-economic impacts. The project was approved by the Zoning Board of appeals and is in occupancy

NEW YORK CITY HOUSING AUTHORITY, New York

Working with Parsons Brinckerhoff, F&A prepared an Environmental Assessment for new construction on a Housing Authority site in the Brownsville section of Brooklyn under the NYC CEQR, NYS SEQRA and Federal NEPA regulations.

NORTH CASTLE, TOWN of, North Castle, New York

- As grants procurement consultant to the Town, F&A prepared an application for \$2 million in funding under the NYS Clean Water/Clean Air Bond Act to extend water and sewer services to the Quarry Heights section of North Castle. This application included narrative supporting the dire need for funding and detailed cost breakdowns of the services required. The project was funded and 57 homeowners are now connected to new sewers in the area.
- F&A also prepared separate CDBG applications for funding of Quarry Heights sewers, as well as public improvements in a commercial area of the Town (North White Plains), totaling \$4.2 million.

NORTH SALEM, TOWN of, North Salem, New York

- F&A was retained to assist the Town with its update to the Comprehensive Plan. Tasks included assistance in organizational aspects of the Plan, facilitating Town visioning and technical discussions, site visits, field reconnaissance, attendance at meetings, participating in conference calls and emailing and review of pertinent documents. In the second phase of the project, F&A, working closely with the Comprehensive Plan Committee, assisted in writing the Plan, preparing the GEIS and Environmental Findings and advising the Town on technical aspects of the document. The Plan was adopted in 2011.
- The firm is also assisting the Town in preparing a Recreation Master Plan, last updated in 1994, that will establish a blueprint for recreation programming town-wide.
- The firm's principal served as expert witness for the Town of North Salem in the landmark *Continental Inc. vs North Salem* court case. On the Town's behalf, the firm defined the region for fair share housing, analyzed Westchester County housing policy and critiqued the Town's Master Plan and zoning ordinance which were based on growth management principles. The firm's principal also testified for several days in Westchester County Supreme Court on North Salem's behalf and advised the Town on strategy in the case. The recently adopted Comprehensive Plan has a strong affordable housing component reflecting this landmark decision. Additionally, new affordable housing is being built in the Town.
- The firm's principal served as expert witness for the Town of North Salem in the landmark *Continental Inc. vs. North Salem* court case. On the Town's behalf, the firm defined the region for fair share housing, analyzed Westchester County housing policy and critiqued the Town's Master Plan and zoning ordinance which were based on growth management principles. The firm's principal testified for several days in Westchester County Supreme Court on North Salem's behalf and advised client on strategy in the case.
- F&A was retained to assist the Town in updating its Comprehensive Plan. Tasks include assistance in organizational aspects of the Plan, facilitating Town visioning and technical discussions, field reconnaissance and review of pertinent documents. In the second phase of the project, F&A assisted in writing the Plan, coordinating SEQR, including a build-out and economic impact analysis, and advising the Town on technical aspects of the document.
- The firm is also assisting the Town in preparing a Recreation Master Plan, last updated in 1994, that will establish a blueprint for recreation programming town-wide.

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

OLD BROOKVILLE, VILLAGE of, Old Brookville, New York

- F&A served on retainer to the Planning Board to review major subdivisions and site plans and to provide advice to the Board of Trustees on Village-wide planning matters, including SEQRA compliance.
- On behalf of the Board of Trustees, F&A prepared a critique and expert testimony before the New York State Department of Education, in opposition to a proposed bus maintenance facility and play fields proposed by the North Shore School District on a 7.5 acre tract on Glen Cove Road that is currently the site of a riding academy. The applicant's DEIS, including site and access issues, traffic, visual, land use, and fiscal impact issues were reviewed. As a result of widespread opposition, the application was withdrawn

OSSINING, VILLAGE of, Ossining, New York

F&A was retained by the Village and a private property owner to prepare a *Phase I Environmental Audit* for a 100 year old building (the former Bank of New York) in the central business district. The audit was part of the "due diligence" required by the Village as a condition of accepting the building as a donation by the owner.

OSSINING UNION FREE SCHOOL DISTRICT, New York

For this Westchester County school district encompassing students from the Village of Briarcliff Manor, Ossining Town and Village, and the Town of Yorktown, F&A prepared environmental documentation, including wetlands, vegetation, wastewater, traffic, noise and visual impact analysis, as well as neighborhood/community character assessment, for renovations and additions to Ossining High School, Ann Dornier Middle School and Claremont Elementary School, in accordance with SEQRA requirements. The bond issue was approved and the improvements constructed.

OSSINING PUBLIC LIBRARY, New York

F&A prepared environmental documentation under SEQRA, for the construction of a new 45,000 square foot library on a site adjacent to the existing library which it has replaced. Issues addressed included traffic, stormwater management, site contamination, visual, historic/archaeological and community character impacts. The environmental review process was undertaken in anticipation of floating a \$15.8 million bond issue for the project. The bond was approved and the project has been completed. The new library is the first public LEED-Certified building in Westchester, and one of only nine LEED-Certified public buildings in New York State.

PATCHOGUE, VILLAGE of, Patchogue, New York

F&A collaborated with a team of engineers, architects and urban designers to create design plans and an implementation strategy for redevelopment of a Village-owned waterfront site in this Suffolk County community. The project, which is designed to create a maritime center, included extensive visioning and design charrettes to solicit public input. The process involved planning for community-oriented recreation facilities, other water-dependent uses and intermodal linkages between the site and the Village's downtown. Land use, zoning and urban design changes are projected for this waterfront plan which included a strong economic development and economic impacts component. The Plan has been approved and the Village is seeking developers for the site.

PEEKSKILL, CITY of, Peekskill, New York

- F&A served on retainer to the City to review site plans, subdivisions and other applications before City boards and agencies.
- F&A completed an environmental review of *Riverbend*, a 201-unit upscale residential community development proposed by the Ginsburg Development Corporation on a site overlooking the Hudson River. F&A reviewed the applicant's subdivision and site plan applications and advised the City Planning Commission on all project approvals. Project approved and in occupancy.
- F&A also reviewed Ferris Estates, a seven (7) abutting lot subdivision on Maple Avenue, a 439-unit Chapel Hill subdivision. Compliance with SEQR, as well as traffic, visual and community character were included in the review.
- The firm advised the City in litigation over the design and construction of Chapel Hill Estates, a 439-unit condominium development.
- Directed planning for two mixed-use urban renewal projects in and around the City's retail business district.
- Directed downtown market, urban design, parking and circulation studies. As part of a moratorium on development, F&A was retained by the City to analyze zoning within the Central Business District, with a focus on creating an historic district and drafting guidelines for preservation of aesthetically or historically significant structures. Working closely with the City's planning staff and the Historic Commission, the proposed zoning and historic district regulations prepared by F&A were adopted by the Common Council and will be considered an amendment to the City's Comprehensive Plan.
- Provided advice and consultation with respect to the disposition of property for the ARTLOFT project, an innovative program that includes 34 homeownership loft units for low/moderate income artists in the downtown. Project constructed and in occupancy.

PLAINVILLE, TOWN of, Plainville, Connecticut

F&A was retained by the Town of Plainville to prepare a *Needs Assessment* for the downtown area of this community of 17,000 people in central Connecticut. The assessment included community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, issues associated with vehicular and pedestrian circulation, and economic analysis for revitalization of the CBD. The *Needs Assessment* is the first step toward developing a full-scale *Downtown Revitalization Plan*.

PORT CHESTER, VILLAGE of, Port Chester, New York

- As part of a major update to the Village's Comprehensive Plan, F&A recently completed a *Route 1 Corridor Study/ Downtown Plan*—examining vacant and underdeveloped or 'soft' sites on Boston Post Road from the Rye City border to Greenwich, to identify potential redevelopment opportunities. Tasks included land use, parking, traffic and infrastructure analyses, build out of vacant sites and a retail market study to determine optimal re-uses and redevelopment in the study area. Also recommended were "branding" for the corridor, as well as suggested economic development tools and an organizational framework to implement the Plan. The study was adopted by the Board of Trustees and is being used by the Village as a blueprint for business attraction and retention.

- At the same time, under SEQR, the firm prepared a Generic Environmental Impact Statement [GEIS] as part of a Comprehensive Plan update, which evaluated the potential impact of implementing the Comprehensive Plan and zoning amendments. A build out analysis was conducted as well to determine the impacts of the several zone changes, with the goal of limiting density in residential areas and increasing density along development nodes in the downtown. The update Comprehensive Plan and GEIS were adopted by the Board of Trustees in December 2012 and amended zoning was adopted in March of 2013.
- F&A is currently representing the Village of Port Chester Board of Trustees as Lead Agency under SEQR for the Gateway Mixed Use Development. The mixed use project comprised of retail, office, residential, parking and open space. The new development will replace the former Port Chester United Hospital and a partially occupied 13 story residential tower of approximately 600,000 square feet.
- As the Village's environmental consultant, F&A reviewed and critiqued site plan for large scale mixed-use waterfront development on 20-acre urban renewal site (The Harbor Redevelopment Project).
- As the Village's environmental consultant, F&A reviewed developer's DEIS, FEIS and Findings for 23-acre mixed-use urban renewal Downtown Marina Redevelopment and Retail Project on behalf of Village Board. The project was later abandoned.
- F&A was retained by the Village of Port Chester to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation. F&A continues to advise the Village on adult entertainment-related zoning and land use issues.
- F&A drafted an Ordinance to create new Affordable Housing Overlay District and special use permit provisions for multi-family affordable housing; also prepared Generic Environmental Impact Statement (GEIS) for same. Project withdrawn.
- On behalf of the Village of Port Chester, F&A reviewed and prepared written testimony critiquing the Village of Rye Brook's proposed Affordable Housing – Floating Zone ordinance with respect to potential impacts on the Port Chester-Rye Union Free School District. F&A conducted field reconnaissance of 21 sites, including the 11 sites potentially affected by the proposed law within the Port Chester School District, and recommended that Rye Brook conduct additional land use and fiscal impact analyses under SEQR so that any new affordable units built in that Village would not generate school children and costs that Port Chester residents would have to pay for. F&A's principal testified at two public hearings in Rye Brook to make the case for Port Chester. Despite this testimony, the legislation was adopted by the Village of Rye Brook.

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

POUGHKEEPSIE, CITY of, Poughkeepsie, New York

F&A reviewed, critiqued and provided expert testimony in opposition to a proposed 130,000 square foot hotel-office complex in the Town of Poughkeepsie bordering the City. The firm reviewed and critiqued the applicant's DEIS and market analysis for the project.

RAMAPO AND HAVERSTRAW, TOWNS of, New York

F&A served as expert witness on both Towns' behalf in opposition to the proposed annexation of 52 acres of Town land by the Village of Pomona. F&A prepared a report and the firm's Principal reviewed the DEIS for affected 250,000 square foot proposed shopping center; reviewed and critiqued Master Plans for all three municipalities and testified on both Towns' behalf in opposition to the annexation before a three judge panel of the New York State Supreme Court. The annexation ruling was in favor of the Towns of Ramapo and Haverstraw, and the shopping center was built.

RIVERHEAD, TOWN of, Riverhead, New York

- As part of a major rezoning of 590 acres from recreation to industrial use, F&A prepared a market study to examine supply and demand on Long Island vis-à-vis the potential to absorb this space when and if rezoned. The site is located in the 2900 acre Calverton Empire Zone which F&A assisted in establishing when it prepared the Town's application for designation by the State of New York. Following completion of the market study, a supplemental Generic Environmental Impact Statement (GEIS) was prepared to analyze the impacts of the proposed zone change including build-out and economic impact analysis. The zone change was adopted unanimously by the Town Board. The Town subsequently issued a developer RFP for this area which was met with enthusiastic response. The Town has designated Rex Corp. as the developer and the SEQR process is underway.
- F&A was retained by the Town to review an Environmental Impact Statement for a proposed 135,000 sq. ft. lumberyard on County Route 58, a heavily trafficked commercial corridor. F&A reviewed, among other elements of the EIS, issues pertaining to community growth and commercial character, including the impact of this new facility on the trade area and the potential to cause a "blighting influence" on competing facilities and commercial concentrations in the trade area. The review was completed and the project approved.

SCARSDALE, TOWN/VILLAGE of, New York

- F&A was retained by the Town/Village of Scarsdale to develop a *Downtown Infrastructure Improvement Plan* to create better parking conditions, traffic circulation and pedestrian safety, as well as a more aesthetically pleasing environment as a result of new zoning, streetscape and design guidelines that were ultimately implemented. As part of the Plan, F&A conducted extensive community outreach and crafted a strategic partnership approach with a downtown committee to enhance the economic viability of the CBD and identify retail market niches for the Village to pursue. A \$5 million capital improvement program, based upon the Infrastructure Improvement Plan, and reflecting the firm's recommendations, was implemented by the Village. In addition, F&A assisted in creating a Special Tax Assessment District to help finance the recommended improvements.
- Following this, F&A was part of a team planning for the development of a new

415-space municipal parking garage in the Village Center adjacent to the railroad station. F&A tasks on the project included managing the public participation process (including working with neighbors of the proposed site), feasibility analysis of potential street level retail, and preparation of environmental documentation examining the project's visual, community character, traffic, noise and air quality impacts, among others. The project, across from the Scarsdale Rail Station, has been converted to a mixed use residential/rental complex with underlying parking and is currently in occupancy.

SHANDAKEN, TOWN of, Shandaken, New York

- F&A was retained by the Town of Shandaken and the New York City Department of Environmental Protection in 2004 to review, under SEQRA, a controversial 573-acre mixed-use conference center, including two hotels, two golf courses, a health spa, ski resort and several hundred upscale residential units in the Catskill watershed, to be known as *Belleayre Resort at Catskill Park*. Issues of concern to the Town and DEP included air and water quality, traffic, drainage, visual, fiscal, socio-economic and community character impacts.
- The Town of Shandaken again retained the firm to review and comment on the Scoping Document and Supplemental DEIS pertaining to a modified reduced scale *Belleayre Resort at Catskill Park* project that was negotiated by Governor Spitzer in late 2007. The project is pending approval by the New York State DEC.

SLEEPY HOLLOW, VILLAGE of, Sleepy Hollow, New York

- On behalf of the Village of Sleepy Hollow Zoning Board of Appeals, F&A reviewed a proposal to relocate and expand an existing medical facility via an area variance to reduce the on-site parking requirement. Open Door, a family medical center that provides health services for low-income, underserved residents of Westchester County, has been functioning in Sleepy Hollow since 1995. To mitigate on-site parking shortages, the Open Door plan proposes the use of a Village municipal parking lot as a pick up/drop off area for employee shuttle service. F&A evaluated the potential future patient demand by reviewing parking studies and updates prepared by the applicant's consultants and conducted an independent parking survey to determine the current available supply. F&A also assessed the project's potential impact on safety and site circulation and provided a written report and expert testimony before the Zoning Board of Appeals.
- F&A was retained to serve as planning consultant to review an application for an amendment to a special permit and site plan approved in 2001/2002. The application was submitted by Kendal on Hudson, an existing continuing care retirement facility. The application sets the stage for *Project Renew*, a project designed to increase the number of assisted living units and provide memory support services. *Project Renew* involves the interior reconfiguration of the existing facility to reduce the number of skilled nursing units by 16 and increase the number of assisted living units by 22, facilitating the creation of a Memory Support section for residents with Alzheimer's or other memory loss conditions. The project also involves exterior site and building changes, including the creation of a new 700 +/- foot trail open for community use, which will connect Sleepy Hollow neighborhoods adjacent to a previously inaccessible area of the Project Site with Kendal on Hudson walkways and a promenade overlooking the

Hudson River, as well as trail systems located within Rockefeller State Preserve.

The firm reviewed the Full Environmental Assessment Form and application materials submitted by the applicant and drafted the SEQR Determination of Non-Significance on behalf of the Village Board. F&A also conducted an in-depth analysis of the potential impacts of the project on the waterfront in accordance with the Local Waterfront Revitalization Plan, and prepared the Waterfront Consistency Findings on behalf of the Village Board. As part of assessing the site plan and drafting the final Site Plan Amendment, F&A advised the Village and provided expert testimony before the Village Board and Planning Board on land use issues, specifically connectivity to pedestrian walkways and specifications of the proposed 700 +/- foot woodland trail. The project was unanimously approved.

SOUTHAMPTON, TOWN of, Southampton, New York

- F&A prepared revitalization study and plan for the *Flanders-Northampton-Riverside* area of this East End community. Analysis included an inventory of uses, blighted conditions, infrastructure and right-of-way improvements for this lower income area of an otherwise affluent town. A key component of the Plan was extensive community outreach and visioning, as well as stakeholder workshops and design charrettes. The result was a plan combining land use, zoning, urban design, housing and economic development recommendations, which, after public hearings, was adopted as an amendment to the Town's Comprehensive Plan.
- Also recently completed is a study of the Noyac Road area, which investigated land use, zoning, traffic and community character issues. Known as the *Noyac Hamlet Center Study*, the effort was also consensus-based, relying heavily upon input from local residents through public meetings, design charrettes and one-on-one focus group meetings. A final report was delivered to the Town Board which, after public hearings, was adopted as an amendment to the Town's Comprehensive Plan.

SOUTHOLD, TOWN of, Southold, New York

F&A prepared a State-approved corridor management plan for this Suffolk County town that addresses external development pressures while protecting private property rights and fostering sustainable development. The Plan, which featured extensive citizen participation and stakeholder involvement, included an inventory of existing conditions, identification of corridor(s) for State Scenic Byways designation, and a management and implementation strategy to guide future development and land use. This study, on Long Island's North Fork, is being used as a model for similar plans throughout New York State.

STAMFORD, CITY of, Stamford, Connecticut

- The firm prepared a value retail/megastore study for the City which focused on developing a retail/industrial policy, a typology of value retail uses, and the development of land use standards that have been incorporated into both the City's existing zoning ordinance and Master Plan. The goal is to permit value retail on certain sites while protecting the integrity of the central business district and preserving industrially zoned land. F&A's recommendations are currently being implemented by the City.
- F&A was retained by the Downtown Stamford Special Services District (DSSD) to prepare an economic impact analysis and commercial character assessment

to determine the impact of a proposed “big box” development on existing retail in the City and the long-term viability of the downtown, and to ascertain reasonable alternatives. Tasks included determining the maximum quantity of retail the Stamford economy can support; establishing the types of retail which would most complement the downtown and be in character with the surrounding concentrations of new and revitalized commercial activity; determining the most appropriate location to land unmet retail needs; estimating the impact of big box retail development on existing downtown retail; and reviewing and analyzing the relevance of non-retail vs. retail streets as designated in the City’s zoning regulations. F&A matched technical analysis with field research, mapping, data collection and input from stakeholders in the form of focus groups designed to elicit opinions and ideas, which ultimately informed the technical analysis.

**SUFFOLK COUNTY
LEGISLATURE,
New York**

The firm completed an assessment of County court needs in Suffolk and recommended, based upon analyses involving traffic, parking space needs and economic impact, the optimal location for 18 additional courtrooms in Riverhead and Central Islip. F&A headed a team of management consultants, a retired New York State Supreme Court justice and architects experienced in courthouse design. The report served as the basis for the County adopting a budget to proceed with construction in these locations. Court facilities, along with a branch of Touro Law School, have been constructed in Central Islip.

**TARRYTOWN,
VILLAGE of,
Tarrytown, New York**

F&A served as the Village’s environmental consultant to review a 28-lot subdivision on an environmentally sensitive site overlooking the Hudson River, previously owned by the Unification Church. Major issues included traffic, drainage, aquatic, terrestrial, fiscal and visual impacts. Project approved by Planning Board and in occupancy.

**TORRINGTON, CITY
of, Torrington,
Connecticut**

- F&A was retained by a public-private partnership and the City of Torrington to develop a Downtown Plan. This action-oriented, stakeholder-driven plan included extensive community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for this former manufacturing town in Litchfield County. Long-term components of the Downtown Plan include a capital improvements program and a market study that are assisting this public-private partnership in conducting business recruitment efforts.
- Building upon the firm’s *Downtown Plan*, F&A worked closely with local officials to implement a number of recommendations. The Plan includes recruitment of businesses, implementation of streetscape and tourism plans and suggestions for projects to benefit the downtown area.

**ULSTER, COUNTY
of, New York**

The firm prepared, on behalf of the City of Kingston and the Ulster County Development Corporation, a downtown plan and application for \$250,000 in funding under the New York State Urban Development Corporation’s Commercial Revitalization Program. The project includes grants for public improvements, facade renovations and design services in concentrated downtown area. Application approved and project underway.

**WALLKILL, TOWN of,
Walkill, New York**

- F&A was retained by this Orange County community to prepare a Comprehensive Plan. A Town whose Plan was last updated in 1974, Walkill is a fast-growing community with a mix of commercial and rural/suburban residential uses. The Plan, which included close coordination with a citizens' advisory committee, stakeholder visioning and focus groups, was completed over a two year period.
- As an offshoot of the Comprehensive Plan, F&A was retained by the Town of Walkill to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Town. In addition, F&A prepared a secondary effects study and a planning analysis to determine the potential impact of adopting the proposed legislation.
- F&A was also on retainer to review subdivisions, site plans and zoning amendments, as well as SEQR reviews. A recent environmental review was a proposed 600,000 square-foot Wal-Mart Distribution Center at the intersection of Exit 116 and Route 17. Issues included land use, traffic, visual, stormwater and socio-economic impacts, among others. The project was approved, but has been put on hold by Wal-Mart.

**WESTCHESTER,
ROCKLAND AND
PUTNAM COUNTIES
DEPARTMENTS OF
PLANNING,
New York**

F&A was retained as part of a multi-disciplinary team to prepare a bicycle and pedestrian master plan for Westchester, Rockland and Putnam Counties. The Plan focuses on the creation of a safe and efficient network of bicycle and pedestrian routes to be developed in partnership with various interest groups, property owners and government bodies. The intent was to provide viable choices of alternative transportation modes that are compatible with local, regional and state transportation master plans. The Plan, which included an extensive citizen participation component, has been completed and endorsed by all three counties.

**WESTCHESTER
COUNTY
DEPARTMENT OF
PARKS,
RECREATION AND
CONSERVATION,
New York**

F&A was retained as part of a multi-disciplinary team by Westchester County to prepare a Master Plan for Rye Playland Park, the only municipally owned amusement park in the country. Tasks included overseeing a participatory "visioning" process, and analysis of land use and zoning matters pertaining to the Park's expansion and increase in market share. The Plan was completed and accepted by the County as its blueprint for future marketing, operations and capital improvements.

**YONKERS, CITY of,
Yonkers, New York**

- F&A was retained by the City of Yonkers City Council, as Lead Agency, to oversee the environmental review of Ridge Hill Village Center, one of the largest and most diverse mixed-use projects proposed in the New York metro region. The project, a state of the art "lifestyle center", proposed by the Forest City Ratner Companies, includes 1.3 million square feet of retail and movie theatre space, 160,000 square feet of offices, 1,000 units of upscale housing with an affordable component, a 175 room hotel and 20,000 square foot conference center - all on an 82 acre site overlooking the New York State Thruway. F&A and a team of specialty sub-consultants were charged with overseeing the project on the City's behalf. Key issues were traffic, air quality and noise, infrastructure and socio-economic impact analysis. After a two-year

review, the project was approved and subsequently challenged in Court by neighboring communities. F&A served as expert witness in defending the SEQR review and a final determination resulted in a settlement satisfactory to all parties. The project is under construction.

- F&A was retained by the City to analyze the physical and economic trends of Westchester County's busiest commercial thoroughfare as it winds from the Cross County Shopping Center to the Greenburgh town line. Retail mix, land use, infrastructure, zoning and design issues were examined and a long-term solution to Central Park Avenue's needs were addressed in a comprehensive study and plan. This study, the *Central Park Avenue Corridor Study*, represents the first time the seven-mile corridor has been studied in any detail, and currently serves as a blueprint for the area's rebirth.
- The firm prepared a strategic plan for the City's Empire Zone, one of many zones so designated in New York State by the Department of Economic Development. Analysis included recommendations for improved marketing, human resource development and financial and technical incentives to attract and expand industry within targeted areas of the City.
- Provided consultation to the Zone in reporting to New York State, Zone marketing and administration.
- Prepared a long-range economic development plan for the City, including restructuring of the Yonkers Department of Planning and Development to make it more efficient and cost effective.

YORKTOWN, TOWN of, Yorktown, New York

F&A prepared a Generic Environmental Impact Statement (GEIS) for the Town Board to investigate the upzoning of 2500 acres in the environmentally sensitive Hunterbrook area of the Town. Previously the subject of a successful lawsuit by property owners, the firm prepared the scope for the environmental review and potential rezoning. Impacts include land use and zoning, several build-out scenarios and socio-economic impacts, traffic, drainage and aquatic and fiscal. The study has been adopted by the Town Board and incorporated into an update of the Town's Comprehensive Plan.

PRIVATE SECTOR and NOT-FOR-PROFIT CLIENTS

**A & T IRON WORKS,
INC., New Rochelle,
New York**

F&A prepared an application for zoning variances for new construction of 40,000 square foot industrial building providing full lot coverage. The firm represented the client before the Mount Vernon Zoning Board of Appeals. Variances approved.

**ACE MOTOCROSS
Plattekill, New York**

F&A was retained to provide expert testimony in a lawsuit filed against Ace Motocross by the Town of Plattekill in Ulster County with respect to land use and zoning regulations. Motocross is a form of motorsports and generally considered a recreational activity. Motocross tracks are often quite large and incorporate natural terrain features with varying amounts of man-made jumps and other features. The Ace Motocross track has all the characteristics of a typical motocross track. The firm reviewed all materials, the Town zoning code and amendments, the 2003 Comprehensive Plan and conducted on-site field visits and provided a written affidavit on behalf of the defendant.

**AQUARION WATER
COMPANY,
Bridgeport,
Connecticut**

In the Village of Sea Cliff, NY, F&A conducted a visual assessment of an existing on-site water tank structure and produced photo simulations of a proposed elevated water storage tank (superimposed on the existing landscape). The firm compared these photo simulations with photos of the existing site from similar viewpoints to identify any potential adverse visual and aesthetic impacts of the proposed tank on the surrounding area. A written report discussing measures to mitigate potential adverse impacts accompanied the photo simulations as part of the Client's application to the Sea Cliff Zoning Board of Appeals to erect a new tower.

**ARDSLEY PARK
HOMEOWNERS
ASSOCIATION
Irvington, New York**

F&A served as planning consultant to this suburban civic association in the review of a proposed subdivision (*The Landing at Dobbs Ferry*) and zone changes by the Village Board. Issues included traffic, visual, fiscal, archaeological and drainage impacts. F&A provided expert testimony for an Article 78 proceeding. The number of units was reduced by 10 percent as a result of expert testimony provided.

**ASTOR RHINEBECK,
New York City, New
York**

Working with a Manhattan-based private developer/ investor, as part of litigation against the Town of Rhinebeck, NY, F&A is providing consulting services with respect to providing expert testimony in support of an exclusionary zoning challenge. F&A has conducted field reconnaissance of the site and adjacent properties and evaluated relevant documents including the Town's 2008 Comprehensive Plan and proposed zoning law, regional land use and affordable housing plans [Ulster-Orange-Dutchess Tri County Housing Study and the Dutchess County Consolidated Plan], and Astor Rhinebeck's proposal for a 1,200 acre site [5 parcels] located west of Route 9 in the Town.

Under the previous zoning code, Astor Rhinebeck's property had a maximum development capacity of 642 units, including multifamily and affordable units if it were developed as a Planned Residential Development (PRD). Under the new

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zoning, the property would yield only 118 units (over an 80 percent loss of development capacity). Working with land use counsel Jacobowitz & Gubitz, F&A provided a report and affidavit in support of the applicant's position that the rezoning of Astor Rhinebeck's property is the product of exclusionary zoning policy that is inherent in the Town's new Comprehensive Plan. Litigation is pending.

AVIS RENT-A-CAR
Garden City, New York

On retainer, the firm prepares zoning analyses for company owned installations in the New York metropolitan area; advise on site suitability.

BAY PARKWAY DEVELOPERS CORP.
Brooklyn, New York

F&A was retained to conduct a parking/traffic and neighborhood character analysis for a proposed retail facility. The purpose of the analysis was to support the contention that the existing parking facilities and transportation network in the Bensonhurst section of Brooklyn can adequately support the additional retail proposed on the site. Components of the study included a neighborhood analysis, inventory of businesses, traffic & parking patterns and ridership trends. A summary of the report findings was presented to the New York City Board of Standards and Appeals, along with expert testimony by the firm's principal.

BELL ATLANTIC NYNEX MOBILE
Orangeburg, New York

Under retainer, F&A prepared environmental documentation for installation of cellular towers in accordance with Federal Telecommunications Act. The firm prepared and delivered expert testimony before local boards and agencies in tandem with environmental counsel for several sites in the New York Metro area.

BELMONT-ARTHUR AVENUE LDC
Bronx, New York

- F&A prepared a Business Improvement District Feasibility Study, including a Capital Improvements Plan for the LDC, with New York State and City of New York funding.
- Completed marketing, land use and urban design studies for the retail and residential areas of this mid-Bronx neighborhood. Also conducted building conditions study and made recommendations for physical improvements resulting in a comprehensive plan for the neighborhood.
- Conducted survey of City-owned vacant land and buildings and made recommendations for re-use and redevelopment of properties.

BERGEN R(E) CORP.
Brooklyn, New York

For this Brooklyn-based developer, F&A prepared a Phase I Environmental Audit for a vacant site in downtown Brooklyn planned for development of a high-rise apartment building.

BIRCHWOOD CIVIC ASSOCIATION
Oyster Bay, New York

F&A has been retained by this civic group to monitor and comment upon the application of Oyster Bay Associates LP, also known as the Taubman Companies, to construct an 800,000 plus square foot retail shopping mall comprised of two anchor stores, a movie theater and a retail space in Syosset on Robbins Lane in the Town of Oyster Bay. Known as the Mall at Oyster Bay, the site is located in an industrial district that was occupied for years by the Cerro Wire Company. The subject of several lawsuits and challenges, the application has been revised and is

**BLAUNERS LLC /
PONDFIELD COURT
LLC
Bronxville, New York**

before the Town again for site plan and special permit approvals. F&A will review all aspects of the application under SEQRA, including land use and zoning, traffic, parking, community character, visual, fiscal and socio-economic impacts.

F&A was retained by this New York City based developer to provide planning consulting services for the conversion of a vacant storage facility on Pondfield Road in downtown Bronxville into 10 for-sale luxury condominiums and duplex lofts. F&A is preparing a Long Form EAF and Addenda under SEQR including: zoning / land use analysis, visual impact & viewshed analysis, neighborhood / community character assessment, parking & traffic assessment, a market study and an economic impact analysis. The new high-end condominiums and lofts will be very well appointed featuring luxury finishes, on-site parking and convenient pedestrian connectivity to local restaurants, services and the Metro North train station. If approved by the Planning Board, this would be the first loft conversion in Bronxville.

**BLDG
MANAGEMENT
CORP.
New York, New York**

A build-out analysis was performed to estimate maximum development potential of the premises located at 750 White Plains Road in the Town of Eastchester, NY (the current Lord & Taylor Department Store site) based upon current zoning parameters governing development of the land (e.g., uses permitted in the Designed Shopping Center (DSC) zoning district). Total potential square footage of commercial/ office floor area that could reasonably be constructed on the parcel was estimated, taking into account land use controls relating to floor area ratio and parking requirements, percent lot coverage limitations, building height restrictions and other applicable regulations. In addition, existing constraints (legal, physical or environmental) that could significantly influence or constrain future development were evaluated (e.g., water and sewer infrastructure, buffers to surrounding land use development and miscellaneous factors). Deliverables included mapping and a spreadsheet of numerical build-out calculations.

**BNOS MENACHEM
GIRLS SCHOOL
Brooklyn, New York**

F&A prepared expert testimony before the NYC Board of Standards and Appeals for the construction of a catering facility in the basement of this school in Crown Heights, a strong Hasidic enclave in Brooklyn. The project, requiring a use variance from the BSA, involved conducting a land use and visual survey, and demographic analysis to ascertain the new use's conformity with community character and economic viability. F&A's report was used by counsel to the client in testimony before the BSA.

**BRESLIN REALTY
CORPORATION
Garden City, New
York**

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

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**BRADLEY
CORPORATE PARK
Blauvelt, New York**

F&A represented this office park developer's interest in the review of a proposed Town of Orangetown Master Plan update, GEIS and other documents as part of an Article 78 proceeding against the Town. The firm prepared a report and delivered expert testimony before the Town Board. The Article 78 proceeding was upheld by the Courts, with the Town paying substantial damages to the Client in this landmark case.

**BRONXVILLE FIELD
CLUB
Bronxville, New York**

F&A represented this tennis/country club before the Mount Vernon Zoning Board of Appeals regarding a request for a special use permit to allow a \$1 million building expansion, including preparation of an Environmental Assessment Report and provision of expert testimony. F&A prepared the site plan and obtained all project approvals. The project is currently in occupancy.

**BURR DAVIS-
SHARPE FUNERAL
HOMES, INC.
Mount Vernon, New
York**

F&A prepared an Environmental Assessment (EAF), traffic study and parking analysis for the conversion of a former movie theater into a funeral home. Represented client before the Mount Vernon Planning Board and Zoning Board of Appeals regarding request for special use permit and area variances. The application was approved and the funeral home is in operation.

**CALGI
CONSTRUCTION
CORPORATION
New Rochelle, New
York**

As a first step toward the creation of a physical master plan for the Fort Lee public works yard, F&A, in concert with this Westchester-based construction firm, conducted an organizational assessment of the Borough's public works functions, along with other, related municipal functions that may be co-located at the DPW facility. This organizational assessment was combined with a physical evaluation of the yard and a newly acquired, adjacent property. The end product was a report, program and conceptual site plan for the combined parcels which the Borough is currently utilizing.

**CANON U.S.A. Inc.
Lake Success, New
York**

The firm conducted research on the client's behalf for relocation of corporate headquarters for this Fortune 500 company. F&A analyzed several market areas, receptivity of communities to the presence of corporate headquarters and approval processes required for potential relocation.

**CARLTON
CONSTRUCTION
CORPORATION
New City, New York**

- F&A provided expert testimony on the client's behalf to the Towns of Ramapo and Haverstraw on the feasibility of a proposed shopping center in Pomona, New York. Reviewed and critiqued DEIS and client's site plan for compliance with SEQRA and local land use regulations. Advised client on effects of proposed municipal annexation of land encompassing shopping center site.
- Provided expert testimony before three-judge panel in opposition to the proposed annexation. Ruling was made in favor of client and shopping center is in occupancy.

**CARLYLE
CONSTRUCTION
CORPORATION**

F&A advised developer on acquisition of large residential properties in Greenburgh and Dobbs Ferry, New York and processing before the Town and Village Planning Boards for zone change, environmental impact statement and site plan approvals.

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New York, New York

**CARMEL-MAHOPAC
RESTORATION
REVITALIZATION,
INC.**
Carmel, New York

F&A served as consultant to this business-government group to conduct a study of two hamlet areas within the Town of Carmel to determine optimal physical redesign and public improvement program. The firm's work resulted in the LDC applying to New York State for commercial revitalization funds. The grant application was approved and project is completed, resulting in the upgrade of several storefront façades in the Carmel and Mahopac hamlet areas.

**CENTER FOR
PREVENTIVE
PSYCHIATRY, INC.,**
White Plains, New
York

On retainer to this not-for-profit mental health services provider, F&A analyzed development potential for several properties owned by the group in White Plains and Yonkers. The analysis included tracking property value increases, neighborhood zoning and land use, and development trends in the affected areas. The report has been used by the client to guide its long-range decision making.

**CENTRAL IRON AND
METAL COMPANY
INC.**
New York, New York

- F&A was retained by CEO to assist in relocating Manhattan based scrap metal facility. Prepared formal proposal for consideration by Brooklyn Navy Yard Development Corporation, Port Authority, New York City Department of Ports and Terminals, and New York City Public Development Corporation.
- Liaison for client with community planning board, New York City Department of Business Services and other municipal agencies.

**CENTRAL
WESTCHESTER
HUMANE SOCIETY**
Elmsford, New York

F&A prepared Environmental Assessment documentation for site plan approval of a \$1.5 million animal shelter in the Town of Greenburgh. Project approved and occupied.

**THE CHESHIRE
GROUP, INC.**
New York and
Hartsdale, New York

F&A represents this developer-owner of middle-income/luxury housing with holdings throughout the New York metropolitan area. The firm provides environmental due diligence, site feasibility analysis, market analysis and permit processing.

**CHESTERFIELD
ENTERPRISES LTD.**
Huntington, New
York

F&A represented the client before Town of Riverhead boards and agencies in project approvals involving zone change to permit construction of affordable housing in single family and townhouse configurations.

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**COLD SPRING
HARBOR AREA
CIVIC ASSN.
Huntington, New
York**

F&A was retained by this civic group seeking incorporation as the Village of Cold Spring Harbor, with respect to SEQR and issues pertaining to planning aspects of the action. The firm also advised the group on zoning and Local Waterfront Revitalization Program mandates as stipulated by the Town of Huntington in which the hamlet is located.

**COLLEGE OF NEW
ROCHELLE
New Rochelle, New
York**

The firm was retained by the College to prepare a Phase 1 environmental audit for two on-campus buildings with respect to Industrial Development Agency financing for new construction and renovation respectively. Financing approved.

**CONSTRUCTION
INDUSTRY
FOUNDATION
Westchester County,
New York**

F&A conducted research and authored a study to determine the feasibility of constructing and operating a privately financed monorail system along Interstate 287 as an inducement for additional development and a means of reducing traffic congestion in the Westchester to Rockland east-west corridor. In this regard, F&A analyzed various worker delivery systems in consultation with the corporate community. The New York State Department of Transportation has since established a right-of-way along Interstate 287 for future monorail or light rail construction as part of the Tappan Zee Bridge reconstruction. The study included an analysis of the economic impacts of the proposal on the region.

**CORPORATE
PROPERTY
INVESTORS INC.
(now THE SIMON
PROPERTY GROUP)
New York, New York**

- F&A represented the nation's tenth largest shopping center owner-manager in reviewing and critiquing an application by a competitor for zone change, Draft and Final Environmental Impact Statements, and Rockland County and Town of Clarkstown Master Plans. Served as expert witness before the Rockland County and Clarkstown Planning and Town Boards in opposing a proposed zone change from industrial-office to major regional shopping center (Palisades Center in West Nyack, NY).
- Served as expert witness before the Rockland County and Clarkstown Planning and Town Boards in opposing a proposed 3 million square foot Palisades Center Mall in West Nyack, NY. Working with environmental counsel, F&A's research and critique were instrumental in several legal challenges to the site plan approval, resulting in the developer's withdrawing the application and ultimately constructing a much smaller shopping mall [2.4 million square foot].
- F&A also prepared documentation for a 500,000 square foot expansion of the Roosevelt Field Regional Shopping Mall in Hempstead, NY to include a Nordstrom's Department Store and other retail tenants. Project completed and in occupancy.
- Represented owner of Roosevelt Field Regional Shopping Mall in review of Generic Environmental Impact Statement for proposed Planned Unit Development Zone and proposed competitor regional shopping mall in Town of Hempstead, New York. Served as expert witness before Town and County Boards.
- Represented client in other planning and zoning matters throughout the New

York metropolitan area.

COSI RESTAURANTS, INC.
New York, New York

F&A represents this upscale restaurant chain, with outlets throughout the northeast, with respect to site selection, land use, zoning, parking and traffic issues pertaining to local permitting. Recent assignments in Westchester include obtaining special permit approvals for restaurants in the Town of Mamaroneck and the City of New Rochelle, where F&A appeared before the municipalities' legislative bodies to provide expert testimony on the Client's behalf.

COWDIN LANE ASSOCIATION, INC.
Chappaqua, New York

F&A was retained by the Cowdin Lane Association to review and comment on the DEIS, FEIS, and Environmental Findings regarding the potential impacts of the proposed redevelopment on the Reader's Digest campus. The project included the continued use of portions of the existing Reader's Digest building and introduced 396,000 square feet of office space, 75,000 square feet of office support space, 348 age and non-age-restricted residential units, a clubhouse, parking, and 40 acres of open space. The developer submitted an application to the Town of New Castle to rezone the existing office campus to create a new Planned Campus Development (PCD). Cowdin Lane immediately adjoins the 120 acre site. The application was withdrawn and downsized, but was denied by the Town Board and is currently in litigation.

DBF DEVELOPMENT GROUP LTD.
Elmsford, New York

- Conducted market study of northern Westchester communities to support proposed development of luxury single-family home cluster development in the Town of Bedford, New York.
- Coordinated processing before Town of Bedford Planning Board for subdivision and site plan approval of 43-unit project. Project approved

DEEPPDALE COALITION, INC.
North Hills, New York

F&A, in concert with Ruskin, Moscou Faltischek, P.C., was retained by the Deepdale Coalition, Inc. to review and critique environmental documentation including the Draft Environmental Impact Statement and Final Environmental Impact Statement and Findings (land use/zoning, traffic, noise, community facilities and services and community character issues) for two projects in the Village of North Hills, L.I. The Village's incentive zoning law and the State statute governing incentive zoning for two subdivisions: the Chatham at North Hills Phase II and The Residences at North Hills, were reviewed. An analysis of the Village's planned condemnation of the members-only Deepdale Golf Club on 175 acres in a prime Nassau County location, for purposes of converting it to a residents-only, Village-owned and operated public facility, was also conducted in a suit challenging the Village of North Hills' efforts to seize Deepdale Golf Club through the exercise of eminent domain and abuse of incentive zoning to raise over \$100 million to defray the cost of the seizure of the Club. The project was abandoned by the Village as a result of State law prohibiting the condemnation of private property in State-designated aquifer zone.

DERFNER MANAGEMENT COMPANY, INC.
New York, New York

F&A conducted research, prepared testimony and an application to the New York City Board of Standards and Appeals on behalf of this owner for zoning variances to permit limited professional offices in an apartment building on the Grand Concourse, Bronx, New York.

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DEVELOPMENT STRATEGIES COMPANY, LLC
Harrison, New York

For a project concerned with the development of a health club on a site with physical and zoning constraints on Central Avenue in the Town of Greenburgh, F&A prepared alternative conceptual site plans and a comparative zoning analysis. Recommendations addressed building configuring, parking and permitting strategies.

DOORLEY SUBDIVISION
(Owner Michael Doorley)
Sleepy Hollow, New York

F&A served as consultant to a private property owner to review a 1.5-acre residential subdivision on a historically and environmentally sensitive site in the Philipse Manor area of the Village of Sleepy Hollow, whose owner is proposing to subdivide a vacant parcel into four separate lots. F&A prepared a Visual Impact Analysis and other studies necessary to comply with the Village's Local Waterfront Revitalization Plan and implementing regulations. Major issues were the visual and aesthetic impacts of the Client's plans on the surrounding area. F&A performed a viewshed analysis and identified the potential for adverse visual and aesthetic impacts of the proposed plans on the surrounding area. The viewshed analysis identified significant visual resources, such as public visual corridors and vistas, and the potential of the project to block unique or important views of the waterfront, public landmarks and parks from the surrounding area.

EAGLE RIVER BUILDERS
Brewster, New York

F&A prepared zoning feasibility analysis and site plan for a proposed solid waste transfer station for this Putnam County site (project withdrawn).

EAST NYACK HOLDING COMPANY
Nyack, New York

F&A served as planning consultant in connection with a condominium development on a vacant urban renewal site in the City of Kingston, New York; preparation of environmental assessment and processing of necessary zone change and planning board approvals (project withdrawn).

EL OLIVAR PENTECOSTAL CHURCH
Port Chester, New York

The firm prepared environmental documentation for a proposed addition to an existing church in Port Chester. The addition was designed to add needed space for classes and services. Traffic, parking and visual impact studies were performed as part of the environmental analysis that accompanied the application for special exception, area variance and site plan approvals. The application was approved.

E/N PROPERTIES LLC
Scarsdale, New York

For this Scarsdale-based developer, F&A prepared environmental documentation for the conversion of a former 25,000 sq. ft. nursing home in Mount Vernon into 19 upscale condominium units on a three quarter acre site. Tasks included an environmental assessment of the project, a Phase I environmental audit, parking and traffic study and processing before the City Council for a zone change and the Zoning Board of Appeals for parking and area variances. Project approved.

ENZO'S RESTAURANT
Mamaroneck, New York

For this Village of Mamaroneck landmark eating establishment, F&A prepared a Phase I environmental assessment as part of the purchaser's due diligence to obtain project financing.

**FINE ASSOCIATES/
DUN-RITE TOWING,
ET.AL.
Elmsford, New York**

For this owner of several commercial properties in the Village of Elmsford, F&A prepared a written critique and testimony before Village Board of Trustees in opposition to a proposed rezoning of several parcels from Heavy Industrial to Commercial use. Critiqued Village planning consultant's land use and environmental analysis report. Cited SEQRA and substantive planning arguments on client's behalf.

**FRIEDMAN
HOSPITAL FOR
CHILDREN
Ossining, New York**

F&A prepared traffic, environmental and historic documentation to assist in obtaining a Certificate of Need for the expansion of an existing hospital on a 33-acre site in Westchester County.

**GATEHOUSE LANE
CIVIC ASSOCIATION
Mamaroneck, New
York**

F&A served as consultant to this suburban civic association in review of a proposed subdivision by the Town Planning Board. A report critiquing the developer's proposal and recommending changes to the plan was presented to the Planning Board that resulted in several revisions to the site plan benefiting the civic association.

**GEORGE COMFORT
& SONS/RD
MANAGEMENT
MANUFACTURER'S
OUTLET CENTER
Mount Kisco, New
York**

F&A prepared land use, zoning and economic impact analyses for the expansion of the former Manufacturer's Outlet Center in Mount Kisco, NY, from 195,000 square feet to 280,000 square feet through the development of a 55,000 square foot A&P Sav-A-Center and a Target department store. The A&P replaced an existing Waldbaum's supermarket; the Waldbaum's was converted to non-supermarket retail. The economic impact, included a general economic profile, demographic and market analysis, commercial character assessment and potential fiscal impacts. The expansion was approved and new tenants are occupying the site.

**GERITREX
CORPORATION
Mount Vernon, NY**

For this Mount Vernon-based manufacturer of skincare products, F&A assisted in their due diligence environmental review of an industrial building to be purchased by the company for expansion. Issues regarding removal of underground storage tanks (USTs) and sub-surface contamination were investigated and a report rendered for financing purposes. Financing approved.

**GLENN HEAD
COUNTY CLUB,
Cover, New York.**

On behalf of the Country Club, F&A reviewed a special permit application before the Glen Cove planning board in which a large neighboring industrial use was seeking to expand the manufacturing portion of its operation. The expansion of Photo Circuits Inc. involved internal site changes, a new building and the construction of an above ground pipe tram to transport chemicals across the site. F&A reviewed the SEQRA documentation to ensure that adverse impacts of the expansion on the Club were minimized. The application was modified to suit the Client's needs.

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

**GOWANUS CANAL
COMMUNITY
DEVELOPMENT
CORPORATION
Brooklyn, New York**

F&A directed a multi-disciplinary planning, design and engineering team in developing a Comprehensive Community Plan for the area surrounding the Gowanus Canal in the Borough of Brooklyn. Study elements included demographic, business, transportation, infrastructure and land use trend analyses. The project involved extensive stakeholder outreach and community participation and visioning in formulating design principles and alternative development strategies with specific action plans. The recommendations, which provide the framework for growing a sustainable "green" community, embrace restoration of the Canal for its historic, ecological and recreational value in addressing underutilized and vacant parcels along the Canal and in the surrounding neighborhood, and open space needs. This HUD-funded project was completed in 2007 and adopted by the Gowanus Canal Community Development Corporation. Zone changes emanating from the Plan are now being considered by Brooklyn City Planning and a developer RFP has been issued by New York City for Public Place, one of the area's largest underdeveloped brownfield sites.

**GOOD SAMARITAN
HOSPITAL
Suffern, New York**

F&A prepared an application to the U.S. Department of Housing and Urban Development on behalf of a coalition of agencies, led by Good Samaritan Hospital and the Village of Sloatsburg, for 100 units of low income elderly housing on a 5 acre site in Rockland County. The application included environmental and historic documentation for an environmentally sensitive site adjacent to the Ramapo River.

**GRACIE POINT
COMMUNITY
COUNCIL
New York, New York**

F&A was retained by the Gracie Point Community Council to review and analyze environmental documents, including the City of New York's Solid Waste Management Plan and accompanying Draft and Final Environmental Impact Statements examining the proposed long-term export plan for disposing New York City's waste in the absence of the Fresh Kills landfill. Working with land use attorneys Kramer Levin and Civil Engineers Vanasse Hangen Brustlin, Inc., the firm investigated land use, zoning, visual, open space, cultural resources, design, visual resources, and shadows, neighborhood character, natural resources, hazardous materials, infrastructure, traffic and parking, water and air quality, odor, and noise impacts related to the reopening of the East 91st Street Converted Marine Transfer Station particularly, one of eight proposed waste transfer facilities. F&A also produced visual simulations and mapping, animating proposed alternatives on behalf of the Client. The goal was to exclude East 91st Street from stations being re-opened by the City. Litigation is pending

**GRASSO BROTHERS
CONTRACTING
CORP./
NORTH BROOK
REALTY
ASSOCIATES
New Rochelle, New
York**

On behalf of a private builder/developer, F&A prepared a proposal for the conversion of their vacant 120,000 square foot former Bloomingdale's department store building into a police headquarters and City Court facilities in downtown New Rochelle. The detailed proposal included schematics, traffic and parking analysis, market data, economic development impacts and financial feasibility in the siting of the facility.

**THE GREAT
AMERICAN LEASING
CORP.**

F&A researched zoning and prepared an application to and delivered expert testimony before the Zoning Board of Appeals to permit a satellite antenna and radio tower on a vacant site in the City of Mount Vernon. Petition was approved.

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

White Plains, New York

GREENBURGH SHOPPING CENTER ASSOCIATES Elmsford, New York

F&A prepared environmental documentation and a traffic study for expansion of a neighborhood shopping center in the Town of Greenburgh; supervised processing for site plan approval. Project approved.

HEBREW HOSPITAL HOME Bronx and Greenburgh, New York

- F&A prepared a Generic Environmental Impact Statement (GEIS) for a zoning amendment in the Town of Greenburgh to permit nursing homes and congregate care facilities in residential districts. The firm also prepared Draft and Final Environmental Impact Statements for the development of a 160-bed nursing home on a 60-acre tract and coordinated applications for subdivision, site plan, area variance and special use permit approvals. The project was approved and is in occupancy.
- Prepared full historic and visual documentation presented to the New York State Historic Preservation Office for demolition of existing church building on site.
- Prepared plan for Clean Air Compliance under the Employee Commute Options Program. Project included employee surveys and preparing compliance plan options to reduce commuting by automobiles to this 500 plus bed nursing home in the North Bronx.

HEFFNER RESIDENCE Irvington, New York

F&A assisted the owner of an Irvington residence in negotiating local permitting for area variances and site plan approval, and preparing environmental documentation under the New York State Environmental Quality Review Act (SEQRA) to build a one-story addition to the existing residence.

IVY PROPERTIES INC. White Plains, New York

F&A represented owner and cooperative board in negotiations with New York State Department of Transportation for lease and construction of on-site parking area for Yonkers co-op. Researched zoning, prepared proposal and produced financial proforma on behalf of client.

JULIA DYCKMAN ANDRUS MEMORIAL Yonkers and Hastings-on-Hudson, New York

- F&A was retained to conduct a study of land use and development options for this private school with 107± largely undeveloped acres in the midst of a densely developed, urbanized area. F&A explored the feasibility of the site for development, along with existing market conditions, and made recommendations to the school's Board of Trustees for meeting its goals of resource maximization while preserving the campus' special rural qualities. The final product was a campus plan with several development options and financing scenarios explored, including single-family residential and office, proformas and detailed site plans, topo and wetlands determination.
- F&A conducted an analysis of two Andrus-owned buildings in White Plains and Yonkers to help determine the existing and future re-use potential and value of the properties for retention or sale. Tasks included building inspection, researching, for both buildings, each City's plans for the respective areas,

including zoning, comprehensive planning, revitalization efforts/plans and timetable for accomplishing same, researching assessment data on the current properties and neighborhood, including increases/decreases in the value of surrounding properties and preparing a written report documenting the above and recommending a course of action for Andrus to take.

KIP CONSTRUCTION CORP. / MM&L REALTY CORP.
Port Chester, New York

F&A represented the developer of a proposed 169-room waterfront hotel (Holiday Inn Express) in Port Chester's Urban Renewal Zone in negotiating both the local permitting and approvals process, and preparing an EIS under the New York State Environmental Quality Review (SEQR) process as well as an economic impact analysis. The hotel was intended to complement ongoing commercial redevelopment activities in downtown Port Chester. Applications for rezoning, site plan and area variances, as well as waterfront consistency, have been approved, however the project was abandoned by the client due to lack of financing.

THE LANDING HOMEOWNERS ASSOCIATION
Dobbs Ferry, New York

On retainer to The Landing Homeowners Association (HOA), F&A prepared written testimony analyzing the DEIS for a proposed 350 bed dormitory on the Mercy College Dobbs Ferry campus. In collaboration with the HOA and Silverberg Zalantis LLP, F&A made the case that the DEIS for the proposed dormitory did not provide sufficient information and analyses with respect to compliance with existing agreements prohibiting the use of Landing Drive as well as potential traffic, parking, construction, noise and visual issues that may have adverse impacts on The Landing community. As part of the testimony, F&A reviewed the Applicant's analyses in the Land Use, Zoning and Public Policy, Traffic, Noise, Visual, Construction and Alternatives sections of the DEIS, evaluating the quality and level of detail within the analyses and compliance of each with the Scoping Document. As traffic was a major concern for the Landing community, these issues were reviewed in detail with respect to the methodology, analyses and potential impact of the proposed dormitory on traffic, parking, access and site circulation and safety. F&A also conducted traffic counts, which demonstrated that Landing Drive was being utilized by vehicles entering Mercy College, in violation of the College's prior agreement with the Village.

LANDMARK PARTNERS, INC. / KEARNEY GROUP
Brewster, New York

F&A was commissioned to prepare environmental documentation for a proposed 86-unit senior rental housing project in Shrub Oak, NY known as Wynwood Oaks. The environmental documentation accompanied the request for rezoning and site plan approval to the Yorktown Town Board, enabling this affordable senior development to proceed. The rezoning and site plan applications were approved and the project is in occupancy.

LARIZZA-CAPOCCI CONSTRUCTION CORP.
Port Chester, New York

F&A represented this builder-developer in a zone change to permit construction of 60 units of affordable housing in a high rise condominium. F&A drafted new overlay zone to permit the use, amended special use permit provisions to provide for affordable multi-family housing and prepared a Generic Environmental Impact Statement in support of the application.

LYNMARK REALTY GROUP/EAGLE CAPITAL, LTD.

- F&A researched, prepared and delivered expert testimony before the Village of Montebello Zoning Board of Appeals for a petition to construct 110 units of age-oriented housing on ten-acre parcel requiring area and use variances. As

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

Suffern, New York

part of the application, F&A researched market trends for age-oriented housing, with age 55 criterion as benchmark.

LYONS MORTGAGE CORP. Astoria, New York

F&A prepared a parking study for the proposed subdivision of a residence in Mount Vernon requiring area variances. The study and expert testimony before the Zoning Board of Appeals noted the availability of parking spaces based on current conditions and determined that the proposed subdivision could accommodate enough parking spaces. The variances were approved.

M&NI REALTY, LLC Yonkers, New York

On behalf of a private client, F&A prepared a written report and expert testimony with respect to use and area variances for a proposed mixed use residential and retail development in the City of Mount Vernon. In support of the variances for second-floor residential use, impervious surface coverage and reduced on-site parking, F&A conducted zoning/land use, parking and traffic, office vacancy, and economic impact analyses to demonstrate that the proposed project is in sync with the neighborhood's land uses and built environment. F&A determined that the proposed project complements current zoning and land uses as well as the mixed use character of the area around City Hall in the downtown. The office vacancy study revealed that current and future office vacancy rates remain high, supporting the project's incorporation of residential units above the retail space. An economic impact analysis determined positive impacts due to the project's alignment with the City's long range planning goals of higher density and Transit Oriented Development (TOD). Parking and traffic analyses concluded that traffic circulation would not be significantly impacted, and the current supply of parking in an abutting municipal garage more than adequately meets parking needs for future residents without additional parking on-site. F&A continues to advise the client throughout the approval process.

MARIN MANAGEMENT CORP. New York, New York

F&A was retained to work with an architect and property owner to design the "face lift" of several storefronts in an Eastchester, N.Y. shopping center. Plans include front and rear building improvements with attention to the facade, landscaping, parking and lighting improvements. F&A is worked with Town planning and building departments in processing for approvals before the Planning Board and Architectural Board of Review. The project has been approved.

MARLBOROUGH ASSOCIATES, L.P. Marlboro, New York

F&A prepared preliminary and final site plans and SEQRA documentation for a 44-unit elderly rental housing project on a 4.5-acre site in Ulster County as part of submission for funding under the New York State Division of Housing and Community Renewal's Low Income Housing Trust Fund Program. The application was approved. F&A also provided expert testimony before the Planning Board for site plan and special use permit approvals. Project approved and in occupancy.

McSAM HOTEL GROUP, LLC New York, New York

F&A's principal testified before the New York City Landmarks Preservation Commission, the New York City Planning Commission and the New York City Council on behalf of the Client in opposition to the proposed extension of the NoHo Historic District to bounds that could potentially include property owned by the Client at 338 Bowery. The testimony addressed the land use, zoning and economic growth and development aspects of this area of Bowery. F&A concluded that the property on the eastern fringe of the proposed District, as well as the Bowery frontage between Bond Street and Great Jones Street, are not appropriate

for inclusion as part of a NoHo district since the zoning and community character of this section of Bowery are markedly different from the rest of the proposed NoHo District extension.

**MIDWAY SHOPPING CENTER, LLC
Scarsdale, New York**

F&A prepared an economic impact analysis and an income and expense analysis to support the upgrading and expansion of this 205,000 square foot shopping center at the gateway to the Town of Greenburgh. The application was before the Zoning Board of Appeals for special use permit and area variances. F&A helped make the case that the expansion was necessary in order to support off-site improvements and to make the shopping center competitive with others in the area. A report and expert testimony were provided. The project has been approved and is in occupancy.

**MONTGOMERY, LLC
New York, New York**

F&A was retained by this Manhattan-based developer to prepare a report determining the eligibility of a Planned Adult Community (PAC) for exclusion from a proposed development moratorium in the Town of Montgomery, in Orange County, N.Y. The PAC represents a unique mixed use facility comprised of residential, commercial (office and retail) and recreational facilities, as well as a 125-bed assisted living facility, which the Client feels warrants exemption since it meets the mandates of a proposed updated Comprehensive Plan. F&A testified on the developer's behalf in an Article 78 proceeding, which was successful.

**MOUNTCO DEVELOPMENT AND CONSTRUCTION CORP.
Scarsdale, New York**

- In the City of Mount Vernon, F&A prepared a market study, Phase I Environmental Audit and environmental documentation for a 10-story 75-unit affordable senior rental project (Unity Gardens) where a zone change, area variances, a parking study and site plan approval were required. The project, funded with Federal Tax Credits and a NYS Low Income Housing Trust Fund grant, was approved by the City in less than 9 months. Project is in occupancy.
- F&A was retained to conduct a Phase I Environmental Audit and a market feasibility study for 56 affordable rental apartments (Sandford Terrace) located on South Fifth Avenue in Mount Vernon. The study helped determine the need for affordable senior housing and was included as part of an application for funding to the New York State Division of Housing and Community Renewal (NYSDHCR) under the Low Income Housing Tax Credit program. Project approved and in occupancy.
- Also in Mount Vernon, F&A was retained to conduct separate Phase I Environmental Audits for two properties that Mountco is considering purchasing: Macedonia Towers, a 97-unit mid-rise senior citizen building and Kings Court, a 20-unit high-rise building for families. The Phase I Environmental Audits are part of the Client's due diligence requirements for project financing.
- In the City of New Rochelle, F&A prepared both a Phase I Environmental Audit and a traffic analysis for Rockwell Terrace, a 75-unit mid-rise senior citizen project, as part of local site plan approval. Key intersections were analyzed to determine traffic and parking impacts. The project, funded with Federal Tax Credits, was approved by the City Planning Board.

**MOUNT VERNON
HOSPITAL
Mount Vernon, New
York**

- In the Town of Poughkeepsie in Dutchess County, F&A completed a market study to assess the need for 72 affordable apartments for a site on North Grand Avenue. The study determined the need for low income family rental housing and was included as part of an application for funding to the New York State Division of Housing and Community Renewal (NYSDHCR) under the Low Income Housing Tax Credit program. F&A also prepared a Phase I Environmental Audit on this site.
- F&A conducted APO worksite survey for the federally mandated Employee Commute Options (ECO) Program under the Clean Air Act Amendments. Surveyed over 500 employees, compiled data, calculated APO and developed zip code profile. Designed initial compliance plan, which included focus sessions with employees and management, as well as developing alternate commute options and trip reduction strategies. Compliance Plan was filed on time.
- F&A served as consultant to the Board of Directors in preparation of a proposal for a mixed use development of City-owned property in Mount Vernon central business district: residential, office-retail and parking uses proposed. The *Liberty Place* development proposal was accepted by the City Administration and the Hospital was designated as project sponsor. The project was subsequently abandoned by the Hospital, but a similar project has recently been proposed.

**MUSIC
CONSERVATORY OF
WESTCHESTER
White Plains, New
York**

F&A completed a feasibility study to relocate and expand. The Music Conservatory of Westchester into a Center for Arts and Culture in downtown White Plains. The study included land use and architectural analysis of alternate sites, a strategic plan for the Conservatory, and an economic impact analysis. Funds for the study were provided by the National Endowment for the Arts.

**NATIONAL BAPTIST
CONVENTION
Nashville, Tennessee**

As consultant to this national minority sponsor and the Grace Baptist Church, F&A prepared a successful application for a \$9 million Section 202 HUD grant for a 98-unit senior citizens housing project in Mount Vernon, New York. F&A prepared all environmental documentation for the project before HUD and municipal and State agencies. The project, known as Grace Plaza, is completed and in occupancy.

**NATIONAL REALTY
AND DEVELOPMENT
CORPORATION
Purchase, New York**

As part of a site plan application and environmental impact statement, the firm prepared a retail market analysis and commercial character assessment to examine the potential economic and fiscal impacts of a proposed 215,000 square foot Wal-Mart Supercenter in the Monsey area of the Town of Ramapo. The goal was to ascertain whether the retail establishment would create blighting influences or other potential land use, zoning or community character impacts on surrounding properties in the Town of Ramapo and the Village of Spring Valley. The project was withdrawn due to strong opposition to traffic concerns in the area.

**NEW ROC
ASSOCIATES
White Plains, New
York**

F&A assisted in preparing an EIS for the redevelopment and expansion of the abandoned New Rochelle Mall to include the construction of a 19-plex movie theater, 620,000 square feet of sports, entertainment and retail space, and

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York

associated parking (New Roc City). Land use, zoning and fiscal impact issues were analyzed in detail. Project is completed and in occupancy.

NEW SQUARE COMMUNITY PLANNING AND DEVELOPMENT CORORATION New Square, New York

In September 2011, the Village of New Square Community Improvement Council Inc. (CIC) retained F&A to initiate a planning process to develop a *Main Street Revitalization Plan* for this Hasidic community in the Town of Ramapo in Rockland County. During the planning process, development issues and opportunities were evaluated to identify recommendations for revitalization of the business and shopping district located at the west end of Jefferson Avenue in the Village, in an effort to promote economic expansion and improve the ambiance and functionality of the area. Key work tasks included an inventory of businesses, survey of shopping district users, analysis of existing conditions and creation of a “vision” for the future and strategy for addressing needs and fostering growth.

The revitalization plan for the “downtown” area provided major changes to the retail clusters and parking areas addressing the five major issues raised in the community survey: unsafe for pedestrians, unattractive environment, too few shops and poor variety of goods offered, traffic congestion and inadequate play and sitting areas. The Plan includes new parking, along with urban design guidelines and recommended retail niches for recruitment by the Village

NEIGHBORHOOD REVITALIZATION CORPORATION, INC. New Rochelle, New York

On behalf of this not-for-profit agency and in partnership with the City of New Rochelle, F&A completed a Neighborhood Development Plan for a superblock in West New Rochelle. The Plan involved a blight determination study, an acquisition and relocation analysis, an environmental analysis including a Phase I Environmental Audit, the development of an architectural concept plan for the area, and a financial feasibility analysis for construction of 172 units of affordable housing for families and elderly. The end product was an urban renewal plan and zoning requirements, also prepared by the firm, which were tailored to meet the needs of the superblock. F&A also prepared a GEIS to analyze environmental impacts of the project. The project was approved and is in occupancy.

NEW YORK HOSPITAL CORNELL MEDICAL CENTER New York, New York

For proposed mixed use 1500 unit residential, skilled nursing and retail complex in downtown White Plains, F&A prepared a fiscal impact analysis for 235 acre - Hospital-owned site, and advised client on financial benefits of various development scenarios.

PACE UNIVERSITY New York City and Pleasantville, New York

F&A, in concert with TRC Engineers, prepared a Generic Environmental Impact Statement (GEIS) on behalf of the University for land use, zoning and fiscal impacts emanating from the implementation of the University’s Generic Master Plan, which included overall site development as well as specific impacts related to Pace’s proposed recreation center. The project has been approved by the Town of Mount Pleasant and is in occupancy.

PEEKSKILL BUSINESS AND

F&A was retained by this business group to review and comment upon two (2) projects on its behalf: a downtown blight determination study and proposed

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**COMMUNITY
ASSOCIATION
Peekskill, New York**

downtown plan, and a GEIS for the Waterfront Development, both commissioned by the Peekskill Common Council. The plans are developer-driven and the Association's interest was to seek full disclosure of potential impacts and mitigation. F&A testified and interfaced with the City administration and its consultants on behalf of its client, the Peekskill Business and Community Association. The application was subsequently withdrawn by the developer.

**PENN TRAFFIC
COMPANY
Syracuse, New York**

F&A prepared, on behalf of a regional supermarket chain, a critique and expert testimony in opposition to a 55,000 square foot Shop-N-Save supermarket in the Village of Herkimer, NY. Issues reviewed as part of the applicant's DEIS included site remediation, stormwater management, traffic, land use, zoning, visual, community facilities, and socio-economic/fiscal impacts.

**PERBAR REALTY
INC.
Elmsford, New York**

- F&A represented developer in processing a residential subdivision before Planning Board in the Town of Greenburgh, New York, including wetlands delineation. Project approved.
- Prepared environmental documentation and traffic study for expansion of shopping center in the Town of Greenburgh; supervised processing for site plan approval. Project approved.

**PHELAN
DEVELOPMENT
COMPANY
Ossining, New York**

F&A prepared environmental documentation, delineated wetlands and provided advice on site plan and zoning approvals for 21-unit affordable rental project in Lake Mohegan. The project required processing in both the Towns of Yorktown and Cortlandt. Coordinated multi-agency review and liaison with County of Westchester for Housing Implementation funds.

**PROSPERO
NURSERIES
Thornwood, New
York**

F&A conducted an impact analysis of, and helped draft a proposed zoning ordinance amendment to allow, by special permit, landscape nurseries in residential districts on sites that are six (6) or more acres and that abut an arterial road in the unincorporated area of the Town. Provided detailed inventory of all existing landscape nurseries and garden centers in the Town and identified undeveloped sites where existing nurseries could expand into and/or new businesses could be established in residential districts under the proposed special permit provisions.

**PURCHASE
ENVIRONMENTAL
PROTECTIVE
ASSOCIATION
(PEPA)
Harrison, New York**

F&A was retained by PEPA, an 89 year-old community group focusing on the Purchase hamlet, in reviewing and critiquing the Town of Harrison's proposed Comprehensive Plan Update. The firm is served as the group's liaison to the Town and its consultants. The plan is currently on hold.

**RAMAPO ENERGY
LIMITED
PARTNERSHIP
Ramapo, New York**

For this private electrical utility, F&A worked with a team of land use attorneys and environmental scientists to support the siting of a natural gas-fueled privately-owned electric power generating plant in the Town of Ramapo in an industrial district. Issues pertaining to land use and zoning were addressed by the firm in

testimony before the New York State Public Service Commission and the Environmental Siting Board to permit the construction of this “merchant plant.”

**RD MANAGEMENT
CORP.
New York, NY**

- For this private developer F&A prepared an economic impact analysis for the development of a 5-story hotel and parking in Hackensack, NJ, to include 16,000 square feet of ground floor commercial space. Study elements included demographic trends, trade area profile, comparison of alternate uses, impacts of the proposed project and future without the proposed project. The study was prepared in response to an RFQ issued by the City for redevelopment of almost 2 acres adjacent to the Hackensack University Medical Center.
- Working with environmental counsel, F&A prepared expert testimony on behalf of RD to oppose a rezoning of the client’s property located along the Route 303 Corridor in Orangetown, NY. The proposed rezoning, part of a “Sustainable Development Study” being prepared for the Town, lacked the proper technical analysis and environmental documentation under SEQRA.
- F&A was subsequently retained to prepare an environmental impact assessment with addenda including an economic impact analysis, a commercial character assessment and a visual impact analysis to support an application to change the zoning on a site in Orangetown, NY, from industrial to commercial. The project included a 200,000 square foot retail development on the site of an abandoned manufacturing facility. The commercial character assessment included a determination of possible displacement of existing businesses and potential blighting impacts as a result of the project. The economic impact analysis evaluated the potential costs and benefits to the Town, County and other merchants in the area and will evaluate primary and secondary spending impacts of the project. The visual impact analysis will result in recommendations for improvements on project design and landscaping.

**THE RELATED
PROPERTIES INC.
New York, New York**

F&A provided planning review services for the owner/developer of *The Centre At Purchase*, a 600,000 square foot corporate park, in opposition to the development of a full service sports center on the campus of neighboring Manhattanville College. The proposed center was to be home to the New York Rangers training facility, along with other college sports functions and community-based sports facilities needs. The firm provided analysis from SEQRA, land use, zoning and traffic perspectives to assist in minimizing the environmental impacts of this 86,000 square foot facility on surrounding uses and from within the campus itself.

**RENAISSANCE
REALTY
Brooklyn, New York**

- F&A is on retainer to this investor group to assist in converting underutilized gas stations and auto repair facilities to viable commercial or retail uses in the New York metro area.
- An example of the firm’s work for Renaissance includes conducting a neighborhood character analysis for a proposed 64 unit mixed use residential and retail building at the intersection of Atlantic Avenue and Boerum Place in downtown Brooklyn. The purpose of the analysis was to support the contention that the new building will be an asset to the neighborhood. The site is currently occupied by a gas station/ car wash and is partially zoned residential and commercial, resulting in the need for a use variance from the

NYC Board of Standards and Appeals.

- Similarly, F&A was retained to conduct a neighborhood character and retail tenancy assessment for a proposed 12,000 square foot commercial building on Sutphin Boulevard in Jamaica, Queens. The purpose of the analysis was to support the contention that the retail use will be an improvement over the existing auto repair shop and adjacent vacant lot that it will replace. The site is zoned residential but is adjacent to a commercial overlay district, resulting in the need for a variance from the NYC Board of Standards and Appeals to allow the retail use. The neighborhood character and retail tenancy assessment supplemented the application for a variance. Components of the study included inventories of existing businesses and existing land use in the vicinity, current socio - economic data and population and income projections. Recommendations for specific types of retail to tenant the new building were made. A summary of the report and findings was presented to the Board of Standards and Appeals, along with expert testimony, by the firm's principal.

**RESEARCH
INSTITUTE OF
AMERICA**
Valhalla, New York

F&A researched and developed compliance plan for the Federally mandated Employee Commute Options (ECO) Program. The plan components included focus sessions with employees and management, as well as developing alternate commute options and trip reduction strategies.

**RIVERHEAD
CENTRE LLC**
Riverhead, New York

For this private developer affiliated with The Related Companies Inc. of NYC, F&A prepared an economic impact analysis for the development of a 400,000 sq ft power center in Riverhead, NY, to include among other tenants, Home Depot, Modell's, Circuit City, Staples and Waldbaum's. Study elements included demographic trends, employment trends, shopper sales, retail expenditure potential, trade area profile, impacts of the proposed project and future without the proposed project. The study was prepared as part of an environmental impact statement to determine impacts on commercial character in the Town and surrounding communities. The application was approved and the project is in occupancy.

**RUSCIANO
ASSOCIATES, INC.**
Pelham Manor, New
York

F&A provided consulting services and expert testimony in support of an Article 78 filing against the Village of Pelham Manor on behalf of this realty and investment firm with holdings subject to a Village-initiated rezoning that includes a sunset provision on non-conforming uses. Review and critique of the rezoning language, the study on which the rezoning was based, and the DGEIS and FGEIS for the rezoning resulted in an affidavit demonstrating a flawed and arbitrary planning process under the New York SEQRA regulations. The lawsuit was settled.

**SCARSWIN
ASSOCIATES**
Sydney, Australia

For this absentee property owner, F&A prepared a feasibility study to convert an existing non-conforming building in the Town of Greenburgh into a more viable use. Options included office, commercial, and mixed use residential. Zoning, land use, visual impacts, market issues, neighborhood character and compatibility with the Town's Comprehensive Plan were researched and assessed and a written report rendered to the client.

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**SLATER AND
SLATER
MANAGEMENT
CORP.**
Fort Lee, New Jersey

F&A represented the developer of a new hotel in Peekskill (formerly the Peekskill Motor Inn – now the Peekskill Inn) in negotiating local permitting for use variance and site plan approval, and preparing environmental documentation under the New York State Environmental Quality Review (SEQR) process, including visual and traffic, and economic impact analyses. The existing 54 unit hotel will be replaced with a state of the art 85 room facility with an indoor pool. The new inn will complement ongoing redevelopment activities in Peekskill and contribute to the City's economy and image as a tourist destination.

**SOMERSET
DEVELOPMENT, LLC**
Lakewood, New
Jersey

For this regional developer, F&A prepared an economic impact analysis for a proposed mixed use development in the Town of Esopus in Ulster County, New York. The project, to be known as Hudson Point, involved the construction of 396 new housing units comprised of townhouses, single family detached homes and condominium apartments, including approximately 60,000 square feet of commercial space (30,000 sq ft retail/ 10,000 sq ft office/ 20,000 sq ft health spa) and a 30 room hotel, all on a 345 acre site. Issues included projecting the number of school children, fiscal benefits and costs of the municipal services (including school, police, fire, health emergency services, public works, parks/recreation and library), as well as jobs and tax revenue, as part of an environmental impact statement under review by the Town Planning Board. The project has been approved.

**ST. JOHN'S
RIVERSIDE
HOSPITAL**
Yonkers, New York

For proposed 160-bed nursing home, F&A prepared Environmental Assessment and applications for zoning and site plan approvals on historically sensitive site in North Yonkers. Prepared scope for full Environmental Impact Statement and traffic study. Project approved.

UNITEX
Mount Vernon, New
York

F&A provided testimony on behalf of this industrial property owner in opposition to a proposed zone change for a 55 acre property in the Town of South Windsor from industrial to multifamily. The proposed project was a 202 unit combination multifamily and townhouse cluster development. The basis for the opposition was incompatibility with the Town's Plan of Conservation and Development, neighborhood character, purported net positive fiscal impacts, loss of high paying industrial and office jobs and adverse effects to traffic, noise, etc. on the affected industrial properties which abut the site.

**VAN TONGERAN
REALTY**
York Farm Estates
Yorktown Heights,
New York

F&A prepared a fiscal impact analysis for a proposed 78-rental unit development in the Town of Yorktown to examine the impact of the project on the Yorktown School District. The report was prepared as part of environmental review by the Town Planning Board. Project approved.

**WALLABOUT
PROPERTIES, INC.**
Brooklyn, New York

F&A prepared an application to the NYC Board of Standards and Appeals for the construction of multi-family residences above a school and synagogue in the Williamsburg section of Brooklyn. The project, requiring variances from the BSA, involved conducting a land use survey, air quality analysis, noise analysis, completion of a Waterfront Consistency Form, and a detailed site use history to ascertain the presence/absence of hazardous materials on the property.

LAND USE, ZONING AND ENVIRONMENTAL REPORTS, REVIEWS AND STUDIES

**WARTBURG
EVANGELICAL
LUTHERAN
HOME**
Mount Vernon, New
York

- F&A prepared an environmental assessment report and traffic study on behalf of the client for a 112-bed nursing home expansion on a 34-acre site in otherwise urbanized area. The firm represented and advised the client on all project approvals, including a special use permit, area variances and site plan approval. The project was approved and is in occupancy.
- As part of these approvals, F&A prepared historic and visual impact documentation to the New York State Historic Preservation Office (SHPO) and Westchester County Department of Planning with respect to clearance of new construction on this historic campus with several buildings eligible for National Register status.
- F&A also prepared a Phase I Environmental Site Assessment in connection with the client's HUD-FHA mortgage insurance application.

**WELLSPRING
ZENDO, INC.
ZEN BUDDHIST
MONASTERY**
Pound Ridge, New
York

F&A was retained as expert planning witness to review, comment upon and deliver testimony before the Pound Ridge Town Board in opposition to a proposed amendment to the Zoning Ordinance imposing a 50 foot buffer requirement which would impose hardship on client's property. Testimony submitted for the record was the basis for Article 78 proceeding filed by client against the Town.

**WHITEHEAD
ASSOCIATES**
Greenwich,
Connecticut

F&A represented the owners of a 57-acre property in the Town of Greenburgh adjacent to the former Technicon (now Bayer Laboratories) complex before the Town Planning Board and Town Board with regard to opposing a zone change to decrease density. Provided expert testimony and assisted in negotiations with the Town. The client's challenge was successful and the zoning remains unchanged.

**WOODBURY MALL
ASSOCIATES INC.**
Monroe, New York

F&A represented this shopping center developer in deliberations before the Town of Woodbury on a proposed Master Plan and zoning amendment that would have precluded commercial use on the client's site. F&A prepared a report critiquing Town's position and succeeded in convincing Town to retain the commercial zoning designation and permit the shopping center.

**WORKMEN'S
CIRCLE**
New York, New York

F&A, in concert with Amie Gross Architects and Hutton Associates of NYC, was retained to prepare a master plan for a 200-acre site in Beekman, NY (currently known as Circle Lodge) to create a first class resort and a cultural center for Jewish studies. The assignment included land use, zoning and environmental documentation, and permit processing, as well as market and fiscal impact analysis to determine optimal re-use of this underutilized facility with frontage on Sylvan Lake in Dutchess County. F&A also advised the client on financing and grants procurement to offset development costs.

VILLAGE OF PORT CHESTER

NEIGHBORHOOD REVITALIZATION STRATEGIES REPORT



Source: Google

PROPOSAL

SUBMITTED TO THE VILLAGE OF PORT CHESTER BOARD OF TRUSTEES
JUNE 20th, 2014



Kevin Dwarka LLC
Land Use & Economic Consulting

LAND USE LAW CENTER

PACE UNIVERSITY SCHOOL OF LAW



June 20th, 2014

Christopher Gomez, AICP
Director of Planning
Village of Port Chester Office of Planning and Development
222 Grace Church Street, Room 202
Port Chester, New York 10573

Dear Mr. Gomez,

As the Managing Principal of Kevin Dwarka LLC (KDLLC), I am delighted to submit our team's response to the RFP for the Village of Port Chester's Neighborhood Revitalization Strategies Report.

Specializing in transit-oriented development, my firm is devoted to the revitalization of urban neighborhoods and commercial districts around transit hubs. As a land use lawyer and urban economist, I am excited to help your village develop a neighborhood revitalization strategy report that will not only unlock the value of your existing transportation infrastructure but also advance redevelopment approaches that are legally and financially feasible.

Partnering with me in this initiative will be a team of land use and environmental attorneys from Pace School of Law's Land Use Law Center (LULC), where I also serve as a Senior Fellow. Versed in New York redevelopment law and the remediation of vacant properties, LULC brings extensive local expertise and national knowledge of neighborhood revitalization strategies. Through its Land Use Leadership Training Program, LULC has also pioneered innovative approaches to land use education and collaborative planning that help build community consensus for redevelopment initiatives well before the implementation phase.

Together, KDLLC and LULC offer an unusual combination of technical skills, legal knowledge, and public engagement in service to neighborhood revitalization. We look forward to the opportunity of discussing our approach with you.

With Best Regards,
Kevin Dwarka, MCP, JD, PhD

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PROJECT APPROACH

Kevin Dwarka Land Use and Economic Consulting LLC (“KDLLC”) is a New York City urban planning firm specializing in the revitalization of urban neighborhoods through sustainable transportation investments. The Land Use Law Center is a research engine and academic consultancy staffed by national experts in redevelopment law and the rehabilitation of vacant properties. KDLLC and LULC routinely partner on urban revitalization initiatives throughout the Hudson Valley Region. The Port Chester Neighborhood Revitalization Strategies Report will be managed by Dr. Kevin Dwarka in close coordination with LULC attorneys. Our partnership includes:

- Kevin Dwarka, MCP, JD, PhD, Managing Principal of KDLLC and Senior Fellow at LULC
- Madeline Fletcher, MCP, JD, Principal of KDLLC and Executive Director of Newburgh Land Bank
- John Nolon, Esq., Professor of Law at Pace Law and Founder of LULC
- Jessica Bacher, Esq., Executive Director of LULC
- Tiffany Zezula, Esq., Deputy Director of LULC and Public Engagement Specialist
- Jennie Nolon, Esq., Senior Attorney at LULC and Coordinator of the Mayor’s Redevelopment Roundtable
- Jeffrey LeJava, Esq., Senior Attorney at LULC

Our Team’s Strengths

Presented below are our team’s five core areas of expertise:

Remediation of Distressed Properties

Our team has initiated and successfully managed vacant property remediation programs in the Cities of Newburgh and Poughkeepsie. We have done everything from inventorying vacant properties, designing vacant property registries, overhauling redisposition policies, reforming code-enforcement procedures to setting up a premier urban land bank and securing over 3 million dollars in equity financing to implement the Newburgh Neighborhood Revitalization Plan.

Legal Implementation of Redevelopment Strategies

All seven members of our core project team are licensed land use attorneys as well as practitioners of urban policy and planning. This fusion of skills is essential to managing the remediation of distressed properties and advancing the revitalization of urban neighborhoods.

Remediation strategies are only viable when they are carefully aligned with the laws and regulations related to code-enforcement, foreclosure processes, condemnation, and the development approvals process. Our team knows how to design remediation strategies that fully harness the tools available through the existing legal system but we are also equipped to advise our clients on the best ways to embark upon legislative reforms.

Similarly, redevelopment strategies only work when they are crafted with a full understanding of local and state planning laws, urban renewal, and municipal finance. Our team makes sure that redevelopment strategies are not simply smart sounding policy goals but also legally enabled approaches for improving a city’s neighborhoods.

Economic Feasibility of Redevelopment

So often cities pursue redisposition and redevelopment strategies without analyzing their financial feasibility or fiscal impacts. However, our team is led by an expert in urban economics with extensive consulting experience in market analysis, infrastructure finance, and fiscal impact analysis in hyper distressed areas. As such, our team will make sure that all of the redevelopment strategies and implementation techniques proposed for Port Chester are marketable and fiscally positive.

Alignment of Redevelopment with Sustainable Transportation

Our team has worked on dozens of transit oriented development (TOD) and sustainable transportation projects throughout the country and abroad. Maximizing the redevelopment of cities by unlocking the value of transit infrastructure is a core part of our practice. In developing our redevelopment strategies, our team is uniquely equipped to capitalize on the fullest land use and economic returns of Port Chester's train station and its walkable street network.

Community Engagement and Inter-Agency Coordination

Lastly, our team helps cities avoid community conflicts over redevelopment strategy by proactively fostering a productive dialogue amongst key stakeholders early on in the process. In this way, we make sure that our recommendations are aligned with local community needs. Having trained dozens of localities throughout the country through our Land Use Leadership Alliance training program, we not only help communities reach consensus on neighborhood revitalization plans but we also help key stakeholders enhance their own ability to communicate with the public about complex land use issues.

PROPOSED SCOPE OF SERVICES

Presented below is our proposed scope of services along with the associated deliverables. At the conclusion of Task 6, all of the deliverables would be compiled into a comprehensive Neighborhood Revitalization Strategies Report.

Task 1: Identify Areas of Rehabilitation/Redevelopment Opportunity

In alignment with the village's comprehensive plan and local waterfront revitalization program, the project team will define redevelopment opportunity areas. As noted in the RFP, this definition will be based on a general neighborhood condition survey, census data, and crime data. However, we propose to take the analysis a step further by also conducting a preliminary market analysis to determine the types of residential, commercial, and land uses that are especially primed for Port Chester. Consideration of these market forces, in tandem with general neighborhood conditions, will help us prioritize and select the opportunity areas as well as determine the highest and best use for targeted properties.

- **Deliverable: Opportunities Memorandum**

Task 2: Create a Parcel Based Database

Our past experience in preparing land use inventories suggests that the scope of this task will depend largely on the outcome of Task 1 as well as the level of availability (and format) of parcel specific data.

We will make extensive use of existing databases including assessor data, code-enforcement reports, census data, and community surveys. However, we are also prepared to conduct extensive parcel by parcel fieldwork to ensure a robust collection of data that will be usable not only to develop the redevelopment strategies but also to provide relevant market information to prospective investors and developers.

- **Deliverable: Land Use Inventory**

Task 3: Generate Land Use and Thematic Maps

Through ArcGIS, we will prepare a comprehensive set of maps and spatial analyses depicting the outcomes, trends, and opportunities revealed by the land use inventory completed in Task 2. These maps will be data driven but also conceptual so that the public at large can easily understand the key land use issues and economic development opportunities in Port Chester.

- **Deliverable: Land Use Issues and Opportunities Maps**

Task 4: Prepare Demographic, Housing, and Economic Analysis

Through the combined tools of ArcGIS as well as PolicyMap (a proprietary online GIS program that streamlines spatial analysis), we will prepare a comprehensive set of maps, charts, and tables describing the demographic composition of Port Chester as well as Westchester County as a whole. This analysis will include not only demographic data but also housing conditions and economic activity trends.

- **Deliverable: Demographic, Housing, and Economic Analysis Report**

Task 5: Develop Recommendations for Rehabilitation and Redevelopment

With extensive public input and inter-agency coordination, we will prepare short-term and long-term recommendations for rehabilitation and redevelopment that maximize economic productivity, capitalize on existing assets, minimize environmental impacts, support local needs, and position the village for private and public funding for infrastructure improvements. These recommendations will include clear guidance of the financial and legal feasibility of various redevelopment options including but not limited to public private partnerships, land banks, community development enterprises, tax increment financing, urban renewal, condemnation and eminent domain.

- **Deliverable: Strategic Recommendations Report**

Task 6: Develop an Implementation Plan

A detailed implementation plan will provide the Village with a roadmap for successfully implementing the courses of action proposed in Task 5. However, we should emphasize that our sensitivity to implementation will be apparent from the very beginning of the project. By anticipating the potential legal and financial obstacles to certain redevelopment strategies, we will ensure that we effectively use limited resources for the production of a usable neighborhood revitalization strategies report.

- **Deliverable: Neighborhood Revitalization Strategies Report including deliverables from preceding six tasks as well as a final chapter providing implementation guidance.**

FIRM DESCRIPTIONS

Kevin Dwarka Land Use and Economic Consulting LLC

KDLLC is a land use and economic consulting firm specializing in transit-oriented development. Founded by Dr. Kevin Dwarka and headquartered on Wall Street, KDLLC provides legal guidance and quantitative analysis to real estate developers, municipalities, housing authorities, community development corporations, transit agencies, law firms, architects, and building contractors.

Land use services include TOD zoning analysis, site selection, development approvals, environmental review, and right-way acquisition for transit infrastructure projects. Versed in all aspects of the New York City land use approvals process, KDLLC helps builders navigate the complex web of land use regulations enforced by the New York City Department of City Planning, Board of Standards and Appeals, the Department of Buildings, and the Landmarks Preservation Commission.

Economic consulting services include TOD market analysis, affordable housing finance, transit infrastructure cost benefit analysis, financial feasibility analysis for TOD redevelopment projects, and economic impact studies. Current projects include the Newburgh Land Use and Market Analysis, the Newburgh Broadway Corridor Action Plan, the Newburgh Neighborhood Redevelopment Plan, the Poughkeepsie City Center Revitalization Plan, and the Ridgefield Economic Development Strategy.

KDLLC provides a full suite of litigation support services including expert testimony, real property valuation, and technical analysis of land use, traffic, and environmental impact documents. The firm is certified as a minority owned business in New York City and New York State.

Land Use Law Center

Founded in 1993, the Land Use Law Center (Center) is dedicated to fostering the development of transit-oriented communities and regions through the promotion of innovative land use strategies and collaborative decision-making techniques. The Center is the preeminent institution of its kind at a U.S. law school providing research and consulting services, clinics, education programs, leadership training programs, TOD technical assistance, and strategic planning services to communities in the greater New York metropolitan area, including New Jersey and Connecticut. Working with trained graduate students at Pace Law School and the Yale School of Forestry and Environmental Studies, the Center quickly, affordably, and effectively develops TOD techniques for remedying land use and development problems that afflict urban, suburban, and rural communities. Its Land Use Leadership Alliance (LULA) Training Program has graduated over 2,500 land use leaders in the New York Metropolitan Tri-State Region, resulted in the adoption of new and innovative land use practices in over 200 communities, and won the American Planning Association's 2009 national award for planning advocacy. The Center is engaged in a number of ongoing projects, which work is divided among three major programs:

Research, Consulting & Technical Assistance

As part of its research and consulting services, the Center identifies and addresses cutting-edge land use issues, facilitates zoning and planning initiatives, fosters transit-oriented economic development, and promotes greater settlement in urban areas and the preservation of critical environmental resources.

The Center works with communities to identify obstacles to TOD and create opportunities for revitalization. The Center provides research, consulting services, and technical assistance to communities dealing with a wide range of topics. It was under this program that the Center participated in the development of the Mid-Hudson Regional Sustainability Plan in 2012-2013. The Center also produces the TOD line, and online forum for disseminating information about TOD to developers and agency representatives in New York. (See <http://todline.blogs.law.pace.edu/>).

Collaborative Decision-Making and Facilitation

The Center also specializes in engaging developers, citizens, municipal staff, elected officials, and other community opinion leaders with diverse interests and running effective stakeholder engagement and collaborative processes to advance development approvals and zoning initiatives. Whether embarking on a comprehensive planning process, a transit station area plan, district rezoning, or any other initiative in need of effective and amicable stakeholder input, the Center can offer facilitation services or it can train leaders in successful collaborative decision-making.

Leadership Training

The Center undertakes numerous strategic workshops, seminars, and training, including the award-winning Land Use Leadership Alliance (LULA) program, which leads the nation in educating local land use leaders in land use strategies and community decision-making. The Center has conducted the LULA Program in New York, New Jersey, Connecticut, and Utah and this fall is expanding the program to Colorado.

TEAM MEMBERS

Areas of Expertise

The table below identifies the core members of the project team and their areas of expertise. As noted above, Dr. Kevin Dwarka will serve as the project manager for this initiative. The role of each team member will be based on their areas of expertise as presented in the table below.

Staff/ Area of Expertise	Property Rehab	Infill Development	Brownfield Redevelopment	Selective Demolition	Urban Renewal	Redevelopment Law and Financing	Community Engagement
Kevin Dwarka	✓	✓			✓	✓	
Madeline Fletcher	✓			✓		✓	
John Nolon		✓	✓		✓	✓	✓
Jessica Bacher	✓	✓		✓	✓		
Jeffrey LeJava		✓	✓		✓		✓
Jennie Nolon		✓			✓	✓	
Tiffany Zezula							✓

Biographies

Kevin Dwarka, MCP, JD, PhD

Kevin Dwarka is a land use and economic consultant specializing in transit oriented development. He also serves as a Senior Fellow at Pace Land Use Law Center. With over 15 years of experience in the United States and Israel, Dr. Dwarka provides expert regulatory guidance and quantitative analysis to real estate developers, municipalities, transit agencies, law firms, private planning firms, architects, and building contractors throughout the NY Metropolitan Region. Prior to forming his own firm, Kevin Dwarka served as a Senior Transportation Planner at Nelson\Nygaard Consulting Associates, a Senior Transportation Planner at MTA's New York City Transit, and a Senior Fellow at the Israel Union for Environmental Defense. Since 2010, he has served as an Adjunct Professor at Baruch College, where he has taught land use, urban economic development, and environmental policy. He also teaches Israeli Politics at Yeshiva University. His dissertation at Hebrew University in Jerusalem, examined the use of global capital and public private partnerships for financing light rail projects in Israel, the United Kingdom, and the United States. He received his BA from Columbia University, JD from Pace Law School, MCP from UC Berkeley, and PhD from Hebrew University. Dr. Dwarka is admitted to practice before the New York State Bar and serves on the New York City Bar Association's Housing and Urban Development Committee. He also serves on the New York chapter of the Congress for New Urbanism.

Madeline Fletcher, MUP, JD

Madeline Fletcher, Esq. is a land use lawyer and urban planner. She serves as the Executive Director for the Newburgh Community Land Bank while also supporting Kevin Dwarka LLC. Madeline has provided representation and guidance to developers, corporate real estate firms, community development corporations, municipalities, building contractors and other clients on diverse matters related to construction and land use, with particular proficiency in the Zoning Resolution of the City of New York. Since commencing work in Newburgh, Madeline has become an established expert in distressed property strategy. Madeline collaborated closely with Kevin Dwarka on the development of the Newburgh Neighborhood Revitalization Plan which recently received \$2.43 million for implementation from the New York State Office of the Attorney General. Prior to her work at the Land Bank, Madeline also led an initiative in Newburgh to develop a Green Land Use Plan which took a close look at municipally owned vacant parcels to determine highest and best green uses in concert with a USDA-funded Community Food Assessment, which recommended utilizing vacant parcels for community food production.

Madeline has published on the topic of New York State Land Banking and its application in Newburgh and has presented numerous lectures and talks on germane issues at Yale University, Pace Law School, the American Planning Association, and other local and regional organizations. In 2011, Madeline served as a Pattern for Progress Regional Fellow, a leadership development program in the Hudson Valley. She received her BS from Cornell University, JD from Brooklyn Law School, and MUP from Hunter College. Madeline is admitted to practice before the New York State Bar.

John Nolon, Esq., Professor of Law at Pace Law School

John Nolon is a Professor of Law at Pace Law School in White Plains, NY, teaching in the fields of property, land use, real estate, environmental, and sustainable development law. He is also Adjunct Professor at both the Yale School of Forestry and Environmental Studies and Columbia Law School. Professor Nolon received his JD from the University of Michigan, where he was a member of the Barrister’s Academic Honor Society. He received a Fulbright Scholarship to develop a framework law for sustainable development in Argentina, has served as a consultant to both President Carter’s Council on Development Choices in the 1980s and President Clinton’s Council on Sustainable Development, received the American Planning Association’s (APA) 2009 National Planning Leadership Award for a Planning Advocate, and serves as a member of the APA’s Amicus Curiae Committee and on the Editorial Board of the Metro New York Transit-Friendly Development Newsletter. Professor Nolon’s writings include over 160 publications, including fifty law review articles and a dozen books published by the West Group, the Environmental Law Institute, Cambridge University Press, and McGraw Hill. He is a frequent guest speaker at national, state, and local conferences. His scholarship has helped define the fields of local environmental law and sustainable development law and has garnered several academic awards.

Tiffany Zezula, Esq., Managing Director, Pace Land Use Law Center

Tiffany Zezula is the Managing Director of for both the Land Use Law Center and the Kheel Center on the Resolution of Environmental Interest Disputes. Ms. Zezula trains local officials, environmentalists, planners, and developers in land use law and consensus building techniques, provides strategic assistance to local governments and intermunicipal councils, and mediates land use disputes. She is also a frequent speaker on collaborative governance and local decision-making. Ms. Zezula graduated from Tulane University in 2000 with her B.S. in Ecological, Environmental, and Organismal Biology and a minor in History. She received her J.D. cum laude from Pace Law School in 2003 along with a certificate in Environmental Law. In addition to publishing two scholarly articles in environmental law journals, Ms. Zezula has edited numerous small books in the field of Land Use Law. She also is a certified mediator in the State of New York.

Jennie Nolon, Esq., Senior Staff Attorney

Jennie Nolon Blanchard is a Staff Attorney and Manager of Urban Programs for the Land Use Law Center at Pace Law School in White Plains, NY, where she is also an Adjunct Professor. Ms. Blanchard’s work focuses primarily on the growth of urban centers, working closely with cities to address obstacles to redevelopment and sustainability. She also manages the Center’s student research; writes frequently on legal issues pertaining to land use and sustainable development; lectures at CLE programs, bar association events, and conferences; and trains local officials, environmentalists, planners, developers, and attorneys in land use law and consensus-building techniques. Ms. Blanchard graduated cum laude from Cornell University with a Bachelor of Science degree in 2003. In 2008, she received her Master of Environmental Management degree from Yale University with an advanced concentration in Urban Ecology and Environmental Design and her J.D. cum laude from Pace Law School, where she was on the Pace Environmental Law Review. She has also achieved designation by the U.S. Green Building Council (USGBC) as a Leadership in Energy and Environmental Design (LEED) Accredited Professional, making her

one of fewer than 40 LEED APs in New York State registered in the area of legal practice. With a keen interest for volunteerism, Ms. Blanchard has served as a volunteer grader for the American Planning Association's Planning & Law Division (PLD) annual Smith-Babcock-Williams Student Writing Competition, is PLD's current Chair-Elect and newsletter Editor-in-Chief, and is a Junior Board Member of Music for Autism—an international organization committed to raising public awareness and improving the quality of life of individuals with autism and their families through music.

Jeffrey LeJava, Esq., Senior Staff Attorney, Pace Land Use Law Center

Jeffrey LeJava is the Land Use Law Center's Managing Director of Innovation and also serves as an adjunct law professor at Pace Law School. Previously, Jeff served as the Administrator of the Highlands Transfer of Development Rights (TDR) Program for the New Jersey Highlands Water Protection & Planning Council, a state land use agency that manages the protection and development of an 860,000-acre region of northern New Jersey. In this capacity, Jeff developed and was implementing one of the nation's largest TDR programs. Jeff also served as Staff Attorney for the Council where his responsibilities included litigation coordination and overseeing the Council's land preservation activities. Before joining the Highlands Council in 2005, Jeff practiced environmental law for seven years with White & Case LLP and Latham & Watkins LLP. He is qualified to practice before the New Jersey and New York bars and the US District Court for the District of New Jersey. Jeff received his J.D., magna cum laude, from Pace University School of Law in 1998 along with a Certificate in Environmental Law, and his B.A., cum laude, from the College of the Holy Cross in 1994.

PROJECT DESCRIPTIONS AND REFERENCES

Kevin Dwarka Land Use and Economic Consulting Qualifications & References

Newburgh (NY) Broadway Corridor Action Plan

Under contract with the Greater Newburgh Partnership, Kevin Dwarka LLC (KDLLC) is the lead planning firm charged with developing a TOD implementation strategy for the City of Newburgh's main street. The purpose of the plan is to transform Newburgh's Broadway Corridor into a vibrant, safe, transit accessible, and fiscally productive mixed use district with jobs, high-quality housing, cultural attractions, and open space. Key objectives are to establish a vision for Broadway that revitalizes the city's downtown and the entire city; leverage existing investments and planning initiatives into a robust funding stream comprised of both public and private monies aimed at urban revitalization; and coordinate Broadway's revival with the City of Newburgh, local and regional agencies, the public-at-large, the local business community, private investments, and real estate developers.

Reference: Sue Sullivan, Executive Director of Greater Newburgh Partnership, PO Box 1151 Newburgh, NY 12551; 845-568-5800

Newburgh (NY) Land Use and Market Analysis

This study commissioned by the Newburgh Community Land Bank entailed a comprehensive study of Newburgh's vacant parcels opportunities as well as an assessment of their suitability for reuse or redevelopment. KDLLC was the lead consultant. The project included Kevin Dwarka's original analysis of

the city's demographic and economic conditions; a parcel by parcel inventory of vacant properties; formulation of redevelopment objectives; creation of real estate demand models to assess the local and regional demand for new housing construction and commercial development; and recommendations for reusing properties in accordance with market conditions. All project deliverables were completed on-time and on-budget.

Reference: Madeline Fletcher, Newburgh Community Land Bank Executive Director; PO Box 152; Newburgh, NY 12550; 845.569.7350.

Newburgh (NY) Neighborhood Revitalization Plan

The Newburgh Community Land Bank commissioned Kevin Dwarka as the lead consultant to prepare a neighborhood revitalization plan for a distressed area in downtown Newburgh. The area was selected because of its high volume of vacant parcels as well as its eventual potential to become a transit-oriented development with the possible introduction of a high-speed transit service and complete streets interventions. The project included site planning that optimized opportunities for new mixed use development that would help create a unified walkable urban fabric while also providing opportunities for local business development and job creation. As part of the project, Kevin Dwarka prepared five discrete development proposals including affordable housing projects, live work spaces, and a local business incubator. For each project, a bank ready pro-forma was also developed. The project report and accompanying financial models resulted in the project being awarded \$2.5 million in grant based financing from the New York State Attorney General.

Reference: Madeline Fletcher, Newburgh Community Land Bank Executive Director; PO Box 152; Newburgh, NY 12550; 845.569.7350.

Ridgefield (CT) Economic Development Strategy Update

The Town of Ridgefield's Economic Development Commission (EDC) engaged Kevin Dwarka as the lead consultant to update their economic development action plan. This project included a comprehensive review and synthesis of the Town's economic studies over the last 10 years; an original assessment of the town's economic, demographic, and market conditions; and preparation of key recommendations for prioritizing the town's economic development strategy for the next 24 months. As part of the study, Kevin Dwarka facilitated a discussion with members of the EDC as well as representatives from all of the other key governing bodies within the Town of Ridgefield.

Reference: Arnold Light, Ridgefield Economic Development Commission Director; 140 Nursery Road, Ridgefield, CT, 06877; 203.244.5929

Poughkeepsie (NY) City Center Revitalization Plan

This project, still in process, focuses on opportunities for upgrading Poughkeepsie's central business district with transit improvements, transit-supportive land use regulations, and complete streets initiatives. With funding from the Dyson Foundation, KD LLC is leading the study and working with city staff and the Common Council on its development and adoption. While the project aims to help improve the downtown for the benefit of city residents, a larger objective of the project is to help reposition the CBD as a key economic center within the region. Project deliverables include an original

demographic and economic assessment of the downtown; a comprehensive review of the level of vacancies and underutilized properties within the downtown; analysis of the marketability for TOD; and generation of a downtown revitalization plan that capitalizes on the city's tight urban fabric, mix of land uses, rail station, and historic architecture.

Reference: Jessica Bacher, Managing Director of Land Use Law Center; 31 Crane Avenue, White Plains, NY, 10603; 914.422.4103; jbacher@law.pace.edu

Israel Smart Growth Policy Project

This long-term transportation and land use integration study was commissioned for the Israel Union for Environmental Defense, Israel's largest environmental litigation group. Kevin Dwarka's study, funded by the New Israel Fund, focused on opportunities for redressing auto-dependency and fossil fuel consumption by stimulating development around Israel Railway Stations and minimizing development in Israel's less developed periphery. Key components of the study included an assessment of the economic, social, and environmental costs of auto-dependency as well as qualitative documentation of the existing mismatch between regional development patterns and existing transit infrastructure. The study culminated with the release of five working papers that included recommendations for reforming Israel's land use laws to enable smart growth development throughout the country.

Reference: Yael Dori, Director of Urban Planning; Israel Union for Environmental Defense, 48 Yehuda Ha Levi, Tel Aviv, Israel, 65782; 972.03.628.9124; yaeld@adamteva.org.il

Pace Land Use Law Center Qualifications and References

Sustainable Jersey (NJ) TOD Development Ordinance

As part of the Center's work advising municipalities on the integration of sustainability into their land use regulations, the Center was retained by Sustainable Jersey to augment the land use and transportation component of its municipal certification program. Sustainable Jersey is a certification program for New Jersey municipalities that want to implement various sustainability actions to improve their quality of life over the long term. Municipalities can select from various topics including energy efficiency, natural resources and local economies to conduct specific sustainability actions for which they receive points towards certification. The Center is developing three new actions that augment the program's land use and transportation component. One of those new actions is a Transit-Oriented Development Ordinance. This model ordinance includes provisions that address residential density and non-residential intensity around station areas, bulk standards, parking, and pedestrian design.

Mid-Hudson Regional Sustainability Plan and Municipal Implementation Guidance Document

The Mid-Hudson Regional Sustainability Plan (Plan) is an ambitious yet realistic plan to implement sustainable development throughout the seven-county Mid-Hudson Region, which is development that enhances environmental, economic and social well-being without degrading the Region's current or future natural, economic and social resources. The Plan is the result of a collaborative effort led by senior representatives of county and local governments with the involvement of non-governmental

organizations, the private sector and engaged citizens. The Land Use Law Center participated in Plan development as one of the key planning consortium members.

The Plan sets out a vision for sustainable development that builds on the Region's unique social, cultural, and natural history and provides strategies for Plan implementation that seek to promote economic development, environmental sustainability, and an enhanced quality of life for the more than two million residents that call the Region home. It was developed as part of the New York State Energy Research and Development Authority's Cleaner, Greener Communities program, intended to empower the ten regions of New York State to take charge of sustainable development in their communities by identifying and funding smart growth practices.

In addition to serving as a planning consortium member, the Center prepared the Regional Sustainability Plan Implementation Guidance Document. This manual provides a road map and strategies for municipalities and other organizations to integrate the elements of the Regional Sustainability Plan into their land use planning, services and purchasing decisions.

Reference: Thomas Madden, AICP, Commissioner, Department of Planning and Zoning, Town of Greenburgh, NY, 177 Hillside Avenue, Greenburgh, NY 10607, (914) 993-1505, tmadden@greenburghny.com

Mayors' Redevelopment Roundtable

Five years ago, the Center began to recognize that addressing climate change required a melding of strategies that reduced further greenhouse gas emissions, provided communities with the tools to lessen the impact of climate change effects such as rising sea levels, and allowed them to grow and develop sustainably to ensure economic resilience. To test and implement this understanding, the Center created the Mayors' Redevelopment Roundtable (MRR) in conjunction with the local leaders of the nine cities located in the Mid-Hudson Valley. These nine cities comprise over 500,000 people, 15 percent of whom live at or below the poverty level. This consortium is now formally organized and operating under memoranda of understanding signed by all of the mayors and resolutions of support adopted by all nine local legislative bodies.

The Center furthers the interests of the nine cities' residents by facilitating equitable patterns of growth and development, including accessible transit, fair and affordable housing, green and sustainable buildings and neighborhoods, disaster mitigation and recovery initiatives, and the remediation of distressed properties to the benefit of the current lower income neighborhoods. The MRR unites mayors, their staffs, and relevant state and regional agencies in a continuing dialogue about these issues to identify problems, offer potential solutions based on "best practices" research and develop and implement demonstration projects that lead to improved outcomes. It is within this urban setting that the Center believes the convergence of climate change mitigation and adaptation strategies should occur.

Reference: The Honorable Judy Kennedy, Mayor, Newburgh, New York, 83 Broadway, Newburgh, NY 12550, (845) 569-7303, JKennedy@cityofnewburgh-ny.gov

National Technical Guidance Manual for Sustainable Neighborhoods

In collaboration with the U.S. Green Building Council (USGBC) and with funding from the Oram Foundation and the Natural Resources Defense Council (NRDC), the Center has published a Technical Guidance Manual for Sustainable Neighborhoods. The manual assists communities and their professionals by guiding them through the process of using the LEED for Neighborhood Development rating system (LEED-ND) to audit local plans, codes, and policies to incentivize sustainable growth and eliminate barriers to sustainable development projects. As part of this project, the Center has also created a model floating zone ordinance and guide that, when adopted, will help municipalities to encourage voluntary compliance with the sustainability standards found in LEED-ND. An excerpt of the document is included in Section IV of this Technical Proposal. A full version of the manual can be downloaded here:

http://www.usgbc.org/sites/default/files/Technical%20Guid.%20Man.%20for%20Sust.%20Neighborhoods_2012_Part%20A_1f_web.pdf

Reference: Sophie Lambert, Director, Neighborhood Development, U.S. Green Building Council, 2101 L Street, NW, Suite 500, Washington, DC 20037, (202) 828-7422, slambert@usgbc.org

City of Mount Vernon (NY) TOD Station Area Planning and Overlay Ordinance

The City of Mount Vernon, NY, Department of Planning and Community Development sought the Center's assistance to cultivate a vision and plan for the development of the city's Metro-North Railroad Mount Vernon West station area. The Center conducted research on transit-oriented development regulations from communities around the country that have used successful zoning techniques to achieve local TOD and redevelopment objectives. Based upon this research and the market-focused recommendations for the station area submitted by the Jonathan Rose Company, the Center then prepared a report with menu of zoning options to be evaluated by the city to achieve its TOD planning goals.

After completing the above report, the City then engaged the Center to conduct an analysis of the City's draft Mixed-Use (MX) Districts overlay ordinance for the area adjacent to the Mount Vernon West station. The Center completed the analysis by evaluating requirements in the draft ordinance using strategies presented in the Technical Guidance Manual for Sustainable Neighborhoods developed by the Center, which shows planners how to incorporate specific criteria from the LEED for Neighborhood Development (LEED-ND) rating system into local plans, codes, and policies. Through this evaluation, Center staff identified potential barriers to and opportunities for creating sustainable neighborhood development in the future MX districts. After this assessment, Center staff edited the draft ordinance accordingly to strengthen its sustainability.

Reference: William Long, Planning Administrator, Department of Planning and Community Development, City of Mount Vernon, NY, City Hall-One Roosevelt Square, Mount Vernon, NY 10550, (914) 699-7230, wlong@cmvny.com

Jersey City (NJ) Redevelopment Green Guide

The Center, in collaboration with the New Jersey planning and architectural firm of Clarke Caton Hintz, developed a Redevelopment Green Guide for private-sector development within Jersey City's designated redevelopment areas. The Guide is available to developers, planners, engineers, and architects as a tool to encourage sustainable and energy-efficient practices within the City's designated redevelopment areas. The project involved: (1) gathering input from stakeholders; (2) analyzing existing redevelopment areas and trends; (3) developing a guidance document that integrates current local, state, and federal green development programs, highlights municipal best practice models, recommends incentives for developers, and offers green development standards tailored to each of Jersey City's redevelopment areas; and (4) creating an interactive web-based interface connects and informs planners, developers, engineers, architects, businesses and residents in Jersey City. The Guide identifies and develops green practices specific to Jersey City's Redevelopment Areas, which can include considerations of geographic location and demographics, existing zoning, affordable housing, brownfield redevelopment, and adaptive reuse of existing structures. The Center's specific tasks included policy-consulting, sustainable strategic planning, research, technical support, and community outreach.

Reference: Christopher Fiore, Assistant Executive Director, The Jersey City Redevelopment Agency, 30 Montgomery Street - Room 900, Jersey City, New Jersey 07302, (201) 547-4726, FioreC@jcnj.org

Sustainability Planning in Four Pilot Communities

New York State recently awarded the Center a grant to work with four pilot municipalities – the Cities of Kingston and Peekskill and the Towns of Mamaroneck and Somers – to integrate various sustainability elements into their respective comprehensive plans and zoning codes for the purpose of implementing many of the land use, transportation, and energy efficiency strategies identified in the Mid-Hudson Regional Sustainability Plan. As a primary component of this work, the Center will use the Technical Guidance Manual for Sustainable Neighborhoods, which the Center jointly developed with the US Green Building Council, to identify barriers to sustainability. The Center will then provide community-specific recommendations for amendments to each municipality's comprehensive plan and zoning code for adoption by the local legislature to overcome the identified barriers and advance sustainability.

Reference: The Honorable Mary Foster, Mayor of Peekskill, NY, City Hall, 840 Main Street, Peekskill, NY 10566, (914)737-3400, maryfoster7990@msn.com

City of New Rochelle (NY) Comprehensive Plan Update

During the past twenty years, the City of New Rochelle has targeted its urban core for future growth and pursued a strategy of transit-oriented development (TOD), focused on the community's downtown central business district and on the area immediately surrounding the New Rochelle Transit Center. Although these actions have been beneficial in strengthening New Rochelle's downtown economy and expanding job opportunities, much of New Rochelle's urban center remains economically distressed, with lower-than-average household income and employment rates, commercial vacancies, substandard housing, and under-investment especially along North Avenue, the major corridor that connects the more affluent neighborhoods to the downtown.

New Rochelle seeks to build upon its previous efforts to advance sustainable, economic development by establishing the legal and policy framework for instituting sustainability through its land use decision-making. With careful consideration of the economic development strategies articulated by the Mid-Hudson Regional Economic Development Council’s Strategic Plan and smart growth and sustainability principles set forth in the Mid-Hudson Regional Sustainability Plan, as well as New Rochelle’s own sustainability plan, GreeNR, the City will continue its efforts to update its comprehensive plan, which began in February 2012, and amend its zoning code to foster private investment in more compact, mixed-use, mixed-income, energy efficient, walkable development centered around the New Rochelle Transit Center.

New Rochelle has engaged the Center to develop and implement a public engagement process to support the City’s efforts to update its comprehensive plan, which efforts the Center has already begun. Working with the Comprehensive Planning Advisory Board, the Center identified relevant stakeholders, facilitated various stakeholder meetings, conducted interactive aspects of the public visioning process, and participated in all public meetings. After each public session, the Center reported back to the Advisory Board and city staff. While this process continues, the Center is also serving in a consulting role providing advice and input on integration of various elements of the Mid-Hudson Regional Sustainability Plan into the City’s comprehensive plan and zoning code.

Reference: Luiz C. Aragon, Commissioner of Development, City of New Rochelle, 515 North Ave., New Rochelle, NY 10801, (914) 654-2185, laragon@ci.new-rochelle.ny.us.

PROPOSED FEE

The table below presents our proposed budget for the completion of all deliverables associated with the Village of Port Chester’s Neighborhood Revitalization Strategies Report. We note that our proposed budget for Task 2 is based on the assumption that a comprehensive on-site land use inventory will be required for up to five opportunity areas. However, we are prepared to renegotiate this amount based upon the availability of existing data sets or a reduction in the number (or scale) of the opportunity areas. The budgets for the sub-tasks below are fully bundled and include our estimated costs for completion of the deliverable, travel expenses, and meeting attendance.

Task	Estimated Budget
Task 1: Identify Areas of Rehabilitation/Redevelopment Opportunity	5K
Task 2: Create a Parcel Based Database	30K
Task 3: Generate Land Use and Thematic Maps	5K
Task 4: Prepare Demographic, Housing, and Economic Analysis	5K
Task 5: Develop Recommendations for Rehabilitation and Redevelopment	15K
Task 6: Develop an Implementation Plan	15K
Total	75K

CURRENT CLIENTS IN WESTCHESTER

Presented below is a list of our team's current projects within Westchester County. None of these projects involve any conflict with the work to be completed within this scope of work. We also note that Professor John Nolon served the Village of Port Chester as a facilitator on its strategic plan. That engagement is now complete.

- New York Department of State: Mayor's Redevelopment Roundtable; Corporation Counsel Roundtable
- Mt Vernon: Form Based Code Training
- New Rochelle: Comprehensive Planning Project
- New Castle: Comprehensive Plan Community Engagement
- NYSERDA: Westchester Solar Initiative
- Housing Action Council: Community Housing Resource Center
- Village of Ossining: Streamlining of Development Approval Process

LICENSURES & CERTIFICATES

All members of the project team are licensed to practice law by the State of New York. KDLLC is certified as a minority owned business by the City of New York and the State of New York. Both LULC and KDLLC are licensed to conduct business in the State of New York. A copy of KDLLC's LLC Articles of Incorporation is provided within this proposal's Appendix. LULC is a division of Pace Law School and will provide any necessary documentation of its business status prior to proceeding to contract.

GENERAL REQUIREMENTS

The project team is in full compliance with the general requirements outlined in the Village of Port Chester's RFP. Both KDLLC and LULC carry the required liability insurance. Certificates of Insurance are provided within the appendix. Neither KDLLC nor LULC has been involved in any litigation over the past three years.

APPENDIX

- **Resumes**
- **Insurance Certificates**
- **KD LLC's Articles of Incorporation**

KEVIN DWARKA, MCP, JD, PHD.

LAND USE AND ECONOMIC CONSULTANT

40 WALL STREET, NEW YORK, NY, 28th FLOOR | 646-512-5693 | kdwarka@kevindwarka.com

www.kevindwarka.com

PROFESSIONAL EXPERIENCE

Kevin Dwarka Land Use and Economic Consulting, Brooklyn, NY

Urban Planning Consultant (2007 – Present)

- Founder of urban planning consultancy promoting sustainable development in the NY region.
 - Perform economic analysis including include market studies, real estate and infrastructure financing, financial feasibility analysis, fiscal impact analysis, and economic impact studies.
 - Provide land use services include TOD planning, zoning analysis, site selection, development approvals, and environmental review.
 - Guide public and private sector clients through the city's various land use laws, historic preservation codes, and financial incentives programs.
 - Represent developers at all stages of New York City's land use approvals process including community board presentations and public hearings.
 - Conduct technical analysis for law firms representing clients in land use disputes.

Pace Law School Land Use Law Center, White Plains, NY

Senior Fellow (2013 – Present)

- Policy advisor at legal think tank that helps municipalities adopt sustainable land use policies
 - Perform ongoing research on infrastructure finance, transit oriented development finance, and regional smart growth strategies.
 - Disseminate research through commissioned consulting assignments, lectures at the Mayor's Economic Development Roundtable for Hudson Valley mayors, annual land use conferences, white papers and journal articles, and special events sponsored by the center.
 - Serve on the editorial board for the TOD Line, the center's flagship publication for promoting best practices in transit-oriented development in New York and Connecticut.

Israel Union for Environmental Defense, Tel Aviv, Israel

Senior Research Fellow (2008 – 2009)

- Policy advisor and in-house urban planner at Israel's largest environmental litigation group
 - Launched the "Israel Smart Growth Policy Project," a policy initiative focused on reforming Israel's land use and development practices to channel new real estate development around Israel's rail stations.
 - Drafted five working papers based on original land use and economic research.
 - Presented policy recommendations to professional associations and senior government officials throughout the State of Israel.
 - Trained environmental lawyers on best practices in sustainable urban development
 - Secured project funding through the New Israel Fund.

New York City Transit Authority (MTA), New York, NY

Senior Transportation Planner (2006 – 2007)

- Policy advisor and planner within MTA's strategic planning unit for rail and bus operations.
 - Analyzed present and future transit capacity needs based upon real estate development trends.
 - Conducted spatial, operational, and financial analysis for subway services and bus rapid transit routes.
 - Analyzed the legal implications of cross-state transit operations.

Nelson\Nygaard Consulting Associates, San Francisco, CA & New York, NY

Senior Associate (2000 – 2006)

- Planner at national consultancy focused on transit-oriented development and complete streets
 - Provided high-level public policy, transit planning and financial analysis to transit agencies and planning departments throughout the United States.
 - Served as lead analyst on the environmental impact analysis for multi-modal infrastructure projects, redevelopment initiatives, and national park plans.
 - Launched the firm's New York practice and brought in \$200K in consulting contracts within first year of operation.

TEACHING EXPERIENCE

Baruch College, New York, NY

Adjunct Professor (2010 - 2013)

- Teach undergraduate and graduate courses in land use policy, environmental policy, and economic development to students within Baruch College's School of Public Affairs and the Real Estate Division of Zicklin School of Business. Courses include:
 - *Urban Economic Development*, a graduate seminar focused on the land use approval, financing, and public investment strategies of controversial redevelopment projects in New York. (Fall 2011, Fall 2012, Spring 2013)
 - *Cities and Sustainability*, a new undergraduate environmental policy course focused on sustainability initiatives in New York City (Spring 2013)
 - *Greening Cities*, a multi-disciplinary graduate urban planning studio focused on the sustainable redevelopment of New York City's industrial waterfront. (Spring 2011)
 - *Building Cities*, a multi-disciplinary undergraduate urban planning studio focused on urban policy analysis and student led production of comprehensive neighborhood plans for Willets Point. (Fall 2010)

Yeshiva University, Stern College for Women, New York, NY

Adjunct Professor (2013)

- Taught a new undergraduate course at Yeshiva University's Political Science Department.

- *Israeli Environmental Politics and Policy* examines the role of international agreements, state law, municipal regulations, and private developers in shaping land use and sustainable development practices in Israeli cities.

PUBLICATIONS

- “Keeping Revitalized Neighborhoods Affordable”, article in forthcoming edition (April 2014) of *Planning and Environmental Law Journal*.
- “The Political Economy of Infrastructure”, a book chapter in *International Handbook on Mega-Projects* published by Edward Elgar in 2013. See: http://www.e-elgar.com/bookentry_main.lasso?id=14791
- “Financing Transit-Oriented Development through Value Capture Strategies, an article published in the June 2013 edition of the TOD Line. See: <http://newlanduse.blogs.law.pace.edu/2013/07/05/186/>
- “Atlantic Yards on the Right Track”, an article published in the January 2013 edition of the TOD Line. See: http://lawweb.pace.edu/landuse/TODLine/TOD_Developments_Barclays_Center_Winter_2013.pdf
- “Transit-Oriented Development in New York City”, an article published in the October 2012 edition of the TOD Line. See: <http://lawweb.pace.edu/landuse/todline/>

PRESENTATIONS

- “Sustainable Development in Israel”, Park Slope Jewish Center, Scheduled for April 2014
- “Green Transit Across the Green Line – the Politics of the Jerusalem Light Rail Project”, Park Slope Jewish Center, Scheduled for April 2014
- “Hot Topics in New York City Land Use”, Brooklyn Bar Association, Scheduled for March 2014
- “The Economics of Complete Streets”, Pace School of Law Annual Land Use and Sustainability Conference, December 2013
- “Redeveloping Distressed Properties in Downtown Newburgh”, Pace School of Law Annual Land Use and Sustainability Conference, December 2013
- “The Challenge of Making TOD Happen in Newburgh”, Yale University, November 2013
- “Financing Transit-Oriented Development through Value Capture”, New Rochelle Industrial Development Agency, April 2012
- “Value Capture in Mixed Income Transit Areas”, Mayor’s Redevelopment Roundtable, February 2012
- “TOD in NYC as a Pathway to Regional Sustainability”, Pace School of Law Annual Land Use and Sustainability Conference, December 2012

- “Land Use as the Cure for Auto-Dependency in Israel”, Columbia University Hillel, December 2012
- “Public Private Partnerships for Mass Transit”, Oxford University, April 28, 2010.
- “Barriers to Transit Oriented-Development”, Tel Aviv Metropolitan Mass Transport Agency, August 12, 2009.
- “Growing Smart: Connecting Transportation and Land Use in Israel”, Israel Planners Association Annual Conference, March 5, 2009.
- “The Politics of Partnership: 3P Projects in the United States Transport Sector”, Israel Transportation Research Forum Annual Conference, Tel Aviv, Israel, February 25, 2009.
- “Environmental Justice Issues in Transport”, Israel Union for Environmental Defense, Tel Aviv, Israel, February 12, 2009.
- “Measuring Success: Transportation Performance Indicators”, Israel Transportation Research Forum Annual Conference, Jerusalem, Israel, March 3, 2008.
- “American Innovations in Sustainable Transport”, Jerusalem Association of Community Centers, Jerusalem Israel, September 12th, 2005.
- “Transportation Planning 101”, Bay Area Senior Action Network. San Francisco, California. March 9, 2002.

PARTIAL CLIENT LIST

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| <ul style="list-style-type: none"> ▪ City of Alameda: Transit Alternatives Analysis ▪ City of Fresno: Pre-MIS Alternatives Analysis ▪ City of Oakland: Bus Rapid Transit Study ▪ City of San Francisco: Transit Oriented Development Studies ▪ City of Santa Monica: Title VI Compliance Analysis ▪ City of Trenton: Transportation Master Plan ▪ City of Vallejo: Transit Village Plan ▪ Grand Renovation: Land Use Analysis for Historic Brownstones in Brooklyn ▪ Greater Newburgh Partnership: Broadway Corridor Action Plan | <ul style="list-style-type: none"> ▪ Howell Lovells: Litigation support on zoning dispute related to multi-family housing development proposal ▪ Marin County: Welfare to Work Plan ▪ National Park Service: GGNRA Transportation Master Plan; GGNRA EIS (NEPA) ▪ Newburgh Community Land Bank: Market Analysis for Downtown Distressed Area ▪ Newburgh Community Land Bank: Neighborhood Revitalization Plan and Financial Modelling ▪ Jerusalem Council of Neighborhoods: Neighborhood Plan |
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- NYC Department of Transportation: Safe Routes to School Program
- Pace Land Use Law Center: Revitalization Plan and Market Analysis for Poughkeepsie’s CBD
- Peralta College: Campus Shuttle Study
- Ridgefield Economic Development Commission: Ridgefield Economic Development Strategy Update
- San Francisco Department of Transportation: Bernal Heights Traffic Calming Plan
- San Francisco Municipal Railway: FTA New Starts Financial Analysis
- San Mateo County: Senior Mobility Action Plan
- Tel Aviv Metropolitan Mass Transit Agency: Performance Standards Study
- Transbay Joint Powers Authority: Caltrain Downtown Extension and Transbay Terminal EIS

EDUCATION

Hebrew University, Federmann School of Public Policy, Jerusalem, Israel

- Ph.D. Awarded May 2012
- Dissertation: “The Political Economy of the Jerusalem and Hudson Bergen Light Rail Projects”
- Funding: Travelling Fellowship Award for Research in the United Kingdom (2010)
- Specialization: Infrastructure Finance and Public Private Partnerships

Pace University School of Law, White Plains, NY

- J.D. Awarded September 2012 Final GPA: 3.59 (Cum Laude)
- Funding: Pace University Presidential Scholarship (Full Tuition Three Year Merit Scholarship)
- Specialization: Land Use and Sustainable Development Law
- Bar Admission: Licensed to practice law in the State of New York

University Of California at Berkeley, Department of City and Regional Planning

- M.C.P. Received May 2000
- Funding: Full Tuition Merit Scholarship
- Specialization: Urban Design & Transportation Planning
- Thesis: “Bus Transportation in the Presidio Trust National Park”

Columbia University, Columbia College, New York, NY

- B.A. Received May 1994
- Major: History
- Research: “Gay Community Development and Gentrification in Greenwich Village”, supervised by Professor Kenneth Jackson and funded by National Endowment of the Humanities.

AFFILIATIONS

- Urban Land Institute, Member
- TOD Line, Editorial Board Member for publication devoted in transit-oriented development
- Housing and Urban Development Committee of the NYC Bar Association, Member
- Congress of New Urbanism, on the Board of the New York chapter

MADLINE FLETCHER, MUP, JD.

LAND USE LAWYER AND URBAN PLANNER

66 VERPLANCK AVENUE, BEACON, NY 12508 | (917) 968-0815 | madlinefletcher@gmail.com

Professional Experience

Kevin Dwarka Land Use and Economic Consulting, New York, NY

Principal (January 2014 – Present)

Support New York City land use and economic consulting firm on neighborhood revitalization projects throughout the metropolitan area. Serve as an advisor on the remediation and redevelopment of distressed parcels, code enforcement, streamlining of the redispotion process, and the regulatory framework surrounding the formation and operation of land banks under New York State law.

Newburgh Community Land Bank, Newburgh, NY

Executive Director (August 2012-Present)

Oversight of development and management of one of the first five New York State Land Banks including all strategic urban planning for the acquisition, redevelopment and disposition of at least 700 known vacant properties. Raised over \$3 million in first 18 months for operations and redevelopment initiatives.

PathStone Community Improvement of Newburgh, Newburgh, NY

Executive Director (December 2009-August 2012)

Managed non-profit housing and community development organization. Programs and activities included: advising new land bank; affordable housing development; homeownership education and counseling; national, state and local policy advocacy; employment and training; community food planning. Responsible for all fundraising, budget management, project & program management and community relations.

Rizzo Group, New York, NY

Attorney/Zoning Consultant (December 2008-December 2009)

Managed cases and advised clients in matters related to New York City building and administrative code, zoning regulations and environmental law. Assist corporate real estate firms and developers to maintain building code compliant portfolio. Represent diverse clients in matters before NYC Board of Standards and Appeals, Landmarks Preservation Commission, Environmental Control Board, and other administrative agencies and commissions.

Phillips Preiss Shapiro Associates, Inc., New York, NY

Senior Planner (October 2007-November 2008)

Drafted interim zoning amendments for City of Newark to promote improved development during comprehensive planning process. Used legal expertise to research and advise municipalities on land use and planning issues for litigation matters such as eminent domain, public trust doctrine, and redevelopment plans.

Law Office of Stuart A. Klein, New York, NY

Associate (September 2005 – October 2007)

Represented clients in matters before the NYC Board of Standards and Appeals, Environmental Control Board, Department of Buildings and other agencies and commissions. Drafted and filed cases for Article 78 proceedings and civil construction matters.

Mountindale Community Development Project, Mountindale, NY

Zoning Law and Planning Consultant (Summer 2005)

Overhauled downtown zoning to enable smarter Main Street redevelopment. Researched for sustainable development plan addressing organic and value-added agriculture, tourism, energy, and other industries; community outreach.

Department of Housing Preservation and Development, New York, NY

Project Manager, Division of Housing Finance, (February 2002 - May 2004)

Managed financing of distressed housing rehabilitation in underserved neighborhoods. Underwrote loans with federal (HOME, 203K) and local public and private financing, coordinated developers, banks, engineers, architects, attorneys, tenants and other players to close loans for the creation of approximately 125 units of affordable housing.

Publications

- American Planning Association, Planning and Law Division Quarterly Newsletter, *Newburgh Case Study*, (Spring 2013)
- New York Zoning and Law Report, *A Policy Guide for New York State Land Banks*, (Feb-March 2013 edition)

Presentations

- Newburgh Community Land Bank Opportunities and Challenges, Yale School of Forestry & Environment, New Haven, CT, Fall 2012
- New York Land Bank Regulation and Policies, Pace Law School, White Plains, NY, Spring 2013
- Moving Forward: Mobilizing Community Resources to Rebuild and Revitalize Struggling Cities, National Community Reinvestment Coalition, March 2013
- Overcoming Barriers to Cultivating Urban Agriculture, American Planning Association Annual Conference, Chicago, IL, April 2013
- Planning and Implementing Urban Agriculture and Community Garden Programs, Orange County Municipal Planning Federation, Goshen, NY, April 2014

Education

Brooklyn Law School, Brooklyn, NY

Juris Doctor, June 2006

Honors and Awards: Public Interest Law Fellowship, Summer 2005
 CALI Excellence Award in State and Local Government

Hunter College, New York, NY

Master of Urban Planning, June 2006

Cornell University, Ithaca, NY

College of Human Ecology, Bachelor of Science in Design & Environmental Analysis, May 2000

Professional Qualifications

Admitted to practice before New York State Bar, 2007

Professional Development

- Pattern for Progress 2011-2012 Fellow
- Certified Volunteer Tax Preparer

**CURRICULUM VITAE
JOHN R. NOLON**

Pace University School of Law
78 North Broadway
White Plains, New York 10603
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E-mail: jnolon@law.pace.edu

General

John R. Nolon is a Professor of Law at Pace University School of Law where he teaches courses in property law, land use law, and sustainable development law. He is the Founder of and Counsel to the Law School's Land Use Law Center for Sustainable Development. He also serves as an Adjunct Professor at the Yale School of Forestry and Environmental Studies and an Adjunct Professor of Law at Columbia Law School.

Distinguished Service and Education

Professor Nolon served as the James D. Hopkins Professor from 2009-2011 and the Charles A. Frueauff Research Professor of Law during the 1991-92, 1997-98, 1999-2000, and 2000-01 academic years. He received the Richard L. Ottinger Faculty Achievement Award in 1999 and won the Goettel Prize for faculty scholarship in 2006. In 2009, he was awarded the National Leadership Award for a Planning Advocate by the American Planning Association.

Professor Nolon received his J.D. degree from the University of Michigan Law School where he was a member of the Barrister's Academic Honor Society. His undergraduate degree is from the University of Nebraska, where he was President of the Senior Honor Society. He has served as a consultant to President Carter's Council on Development Choices for the 1980's, President Clinton's Council on Sustainable Development, New York Governor George Pataki's Transition Team, and Governor Elliot Spitzer's Transition Team. He served on the Editorial Advisory Board of the National Housing and Development Reporter and is a member of the Editorial Board of THE LAND USE AND ENVIRONMENTAL LAW REVIEW, published by Thomson-West. He is a member of the Executive Committee of the Real Property Law Section of the New York State Bar Association and on the Association's Eminent Domain Task Force. He is also on the New York Planning Federation's Advisory Council.

Scholarship

Professor Nolon is co-author of the nation's oldest casebook on land use law: *Land Use and Sustainable Development Law: Cases and Materials*. He is coauthor of Thomson-West's *Land Use in a Nutshell* and *Climate Change and Sustainable Development Law in a Nutshell*. Professor Nolon's article entitled "The Advent of Local Environmental Law," published in the *Harvard Environmental Law Review*, was selected by Thompson-West's *Land Use and Environmental Law Review* as one of the ten best articles on environmental and land use law published in 2002. Professor Nolon's article on the origins of smart growth, published in *The Urban Lawyer*, was also selected as one of the top ten articles in the nation on the topics of environmental and land use law in 2003. His article "Champions of Change: Reinventing Democracy Through Land Law Reform," published by the *Harvard Environmental Law Review*, won the Goettel Prize for faculty scholarship for 2006 at Pace University School of Law. In 2013, Professor Nolon won one of eight Pace University Research Excellence Awards.

Books

LAND USE AND SUSTAINABLE DEVELOPMENT: CASES AND MATERIALS, with Patricia E. Salkin (Thomson-West, 8th ed. 2012).

CLIMATE CHANGE AND SUSTAINABLE DEVELOPMENT LAW IN A NUTSHELL, with Patricia E. Salkin (Thomson-West, 2012)

NATION ON EDGE: LOSING GROUND, John R. Nolon and Daniel B. Rodriguez, co-editors, (Environmental Law Institute 2007).

LAND USE IN A NUTSHELL, with Patricia E. Salkin (Thomson-West, 1st ed. 2006)

COMPARATIVE LAND USE LAW AND SUSTAINABLE DEVELOPMENT, John R. Nolon, co-editor (Cambridge University Press 2006).

COMPENDIUM OF LAND USE LAWS FOR SUSTAINABLE DEVELOPMENT, John R. Nolon, editor (Cambridge University Press 2006).

Recent Law Review Articles

Hydrofracking: State Preemption, Local Power, and Cooperative Governance, Case W. Res. L. Rev. (2013).

Towards Engaged Scholarship, Pace L. Rev. (2013).

Changes Spark Interest in Sustainable Urban Places: But How Do We Identify and Support Them?, Fordham Urb. L.J. (2013).

Shifting Paradigms Transform Environmental and Land Use Law: The Emergence of the Law of Sustainable Development, Fordham Env'tl. L. Rev. (2013).

Land Use and Climate Change: Lawyers Negotiating Above Regulation, 78 Brook. L. Rev., No. 2 (Winter 2013).

Land Use for Energy Conservation and Sustainable Development: A New Path Toward Climate Change Mitigation, 27 J. Land Use & Env'tl. L. 295 (2012).

Managing Climate Change Through Biological Sequestration: Open Space Redux, 31 Stan. Env'tl. L.J. 2 (2012).

LEGAL TEACHING EXPERIENCE

Land Use Law, Pace Law School, White Plains, NY

Land Use Law, Columbia Law School, New York, NY

Sustainable Develop Law Survey, Pace Law School, White Plains, NY

Advanced Land Use and Sustainable Development Seminar Pace Law School, White Plains, NY

Guided Research and Guided Externship Supervisor, Pace Law School, White Plains, NY

Guest Lecturer, Yale School of Forestry and Environmental Studies, New Haven, CT

LEGAL EXPERIENCE

Land Use Law Center, Pace Law School, White Plains, NY, White Plains, NY

Managing Director of Research and Adjunct Professor of Law, August 2003 – Present

Established in 1993, the Land Use Law Center is dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques. Managing Director of Research responsibilities include development and implementation of projects relating to local land use practice, distressed property remediation, transit-oriented development, sustainable communities, land use responses to sea level rise, and code enforcement, as well as providing strategic assistance to numerous municipalities. Most recently, led the City of Newburgh, NY in the development of a distressed property remediation implementation plan that focuses on code enforcement. Additionally, serves as trainer for the Center's award-winning Land Use Leadership Alliance Training Program that has educated over 2,500 local leaders in land use strategies, consensus building and regional stewardship.

PUBLICATIONS

Comment, The Beach Zone: Using Local Land Use Authority to Preserve Barrier Islands, 20 PACE ENVTL. L. REV. 299 (2002 Symposium Edition). With Tiffany B. Zezula.

A LOCAL LEADER'S GUIDE TO SIGNIFICANT LAND USE CASES (Jessica A. Bacher ed., 2003).

GAINING GROUND INFORMATION DATABASE: A REPORT ON A NEW INTERNET RESEARCH LIBRARY OF INNOVATIVE LAND USE LAWS, REGULATIONS, AND PRACTICES (Jessica A. Bacher et al. eds., 2004).

Reinvention of Redevelopment Law: Legal Tools and Issues, Vol. 5, No. 5 NEW YORK ZONING LAW AND PRACTICE REPORT 1, 1-8 (March/April 2005). With John R. Nolon.

JESSICA A. BACHER (PROJECT COORDINATOR), BREAKING GROUND: PLANNING AND BUILDING IN PRIORITY GROWTH DISTRICTS: A GUIDE FOR LOCAL LEADERS. With John R. Nolon.

U.S. Supreme Court Takings Cases Raise Research Issues, Vol. 29, No. 1 ABA STATE & LOCAL LAW NEWS 1 (Fall 2005). With John R. Nolon.

Confirming a Century of Case Law, in THE FOUR SUPREME COURT LAND-USE DECISIONS OF 2005: SEPARATING FACT FROM FICTION 71-75 (James Hecimovich, ed.) (2005). With John R. Nolon.

Kelo decision Raises 10 Questions, Vol. 57, No. 9 APA PLANNING & ENVIRONMENTAL LAW 16 (September 2005). With John R. Nolon.

Affordable Housing in the New York Courts: A Case for Legislative Action, Vol. 7, No. 3 NEW YORK ZONING LAW AND PRACTICE REPORT 1, 1-6 (November/December 2006). With John R. Nolon.

Zoning and Land Use Planning: The Role of Lawyers in Resolving Environmental Disputes, REAL ESTATE LAW JOURNAL, Winter 2008, at 200-222. With John R. Nolon.

Zoning and Land Use Planning: Reinventing Redevelopment Law, REAL ESTATE LAW JOURNAL, Fall 2008, at 234-252. With John R. Nolon.

YEAR IN REVIEW: 2009'S MOST SIGNIFICANT LAND USE CASES. With Jennie C. Nolon.

Modernization of New York's Land Use Laws Continue to Meet Growing Challenges of Sustainability, Vol. 29, No. 3 PACE L. REV. 536 (Spring 2009). With Patricia E. Salkin.

Zoning and Land Use Planning: Yielding to the Rising Sea, REAL ESTATE LAW JOURNAL, Summer 2009, at 96-121.

Managing Climate Change Through Land use: Creating the Human Infrastructure for Collaborative Decision-Making at the Local Level, ACRESOLUTION, Fall 2009. With Tiffany Zezula.

Changing Times—Changing Practice: New Roles for Lawyers in Resolving Complex Land Use and Environmental Disputes, Vol. 27, No.1 PACE ENVTL. L. REV. 7 (2009-2010). With John R. Nolon.

Shifting Sands and Burden Shifting: Local Land Use Responses to Sea Level Rise in Light of Regulatory Taking Concerns, Vol. 35, No. 8 ZONING AND PLANNING LAW REPORT 1, 1-12 (August 2012). With Jeffrey P. LeJava.

A Practical Guide to Policies for New York State Land Banks, Vol. 13, No. 5 NEW YORK ZONING LAW AND PRACTICE REPORT 1, 1-11 (March/April 2013). With Madeline Fletcher.

SPEAKING ENGAGEMENTS

ABA State and Local Government Section Spring Meeting on the “Land Use Hot Topics” panel in Washington, D.C. on the role of local governments in permitting hydrofracking

New York Planning Federation 2011 Annual Planning and Zoning Conference on the Land Use Law update and LEED for Neighborhood Development

American Planning Association's annual conference in Boston, MA on Sustainable Development and Climate Change Practices

The “Next West” conference sponsored by the Rocky Mountain Land Use Institute at Denver Law School on “Building the Human Infrastructure for Sustainable Communities”

Center for Community Progress's conference Remaking America for the 21st Century, Reclaiming Vacant Properties on Land Banking Strategies without State Enabling Legislation

EDUCATION

Pace Law School, White Plains, New York

Juris Doctor Summa Cum Laude received May 2003

GPA: 3.81/4.0

Class Rank: 1st in Day Program

Honors: Pace Law Review

Ranking Scholar

Presidential Scholar

Fed. Judicial Clerkship Externship Honors Program

Activities: Environmental Law Society

Land Use Law Center, PACE LAW SCHOOL, White Plains, NY

Graduate Fellow, August 2003-August 2004, Research Assistant, January 2001-August 2003

University of Florida, Gainesville, Florida

B.S. with Highest Honors in Marketing with a minor in Environmental Studies received December 1999

GPA: 3.98/4.0

Honors: Dean's List

President's Award, six semesters

Golden Key Honor Society

President's Recognition Award

Mortar Board

Beta Gamma Sigma Honor Society

Phi Kappa Phi Honor Society

Freshman Honor Society

MBNA Excellence in Education

Business School Scholarship

Activities: Pre-Legal Honorary Society, Vice President and Information Liaison

Business Law Teaching Assistant

Thesis: Australia's Oceans Policy

MEMBERSHIPS/PROFESSIONAL AFFILIATIONS

Member of Connecticut State Bar (November 2003)

Member of New York State Bar (June 2004)

American Bar Association

American Planning Association

New York State Bar Association

Appointed member of Town of Ridgefield, CT, Economic Development Commission

Member of the New York State Sea Level Rise Task Force Legal Work Group

LEGAL EXPERIENCE

LAND USE LAW CENTER, PACE UNIVERSITY SCHOOL OF LAW, White Plains, NY
Managing Director of Training and Adjunct Professor of Law, September 2003 – Present

Established in 1993, the Land Use Law Center is dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques. As Managing Director of Training, responsibilities and accomplishments include:

- Primary trainer on consensus building techniques for the Center's land use training programs for local officials, environmentalists, planners, and developers.
- The national coordinator of the Center's signature program – The Land Use Leadership Alliance Training Program, which due to its success in New York, has been modeled and transferred to over 5 states and includes over a hundred national, regional, and local sponsors. The program has trained over 2500 leaders in the Hudson Valley Region alone.
- Creator of the train the trainer's manual that is used to disseminate the Land Use Leadership Alliance Training Program to other regions.
- Coordinating and tailoring training programs to meet the needs of individual communities, whether that is a ½ day training program or four-day intensive workshop.
- Provides strategic assistance to local governments and intermunicipal councils. This includes assistance in developing collaborative approaches to land use disputes on issues including project development and comprehensive planning of a community. Recently assisted the City of Mt. Vernon and City of New Rochelle in training their local planning staff and citizens as facilitators and advising them in creating a self -designed effective public engagement process for their comprehensive planning initiative. This allowed the Cities to conduct their own planning process without hiring a planning firm, saving the City money and designing a plan that the citizens helped create.
- In charge of running the Center's annual conference, which is a significant educational event in the region, with more than 250 attorneys, business professionals, planners and local leaders in attendance to learn about national, regional, and local innovations, challenges, and best practices. Guided by a conference advisory board featuring national leaders in land use and development, each year's conference program showcases new techniques and strategies that build places for people in a rapidly changing job, commerce, and housing market.
- Manages the staff and raises the funding for the Land Use Law Center, a not-for-profit, with an annual budget of \$800,000
- Adjunct professor at Pace University School of Law on Environmental Dispute Resolution.

EDUCATION

PACE UNIVERSITY SCHOOL OF LAW, White Plains, NY
J.D. and Environmental Law Certificate, *cum laude*, May 2003

Activities: Pace Law Review, Articles Editor
Land Use Law Center, Research Fellow
Environmental Law Society, Member

PUBLICATIONS

J. Nolon and T. Zezula, *Affirmatively Furthering Fair Housing: The Search for Solutions that are Just Right*, NY Planning and Zoning Law Report (Fall 2012).

J. Bacher and T. Zezula, *Managing Climate Change through Land Use: Creating the Human Infrastructure for Collaborative Decision-Making at the Local Level*, ACResolution (Fall 2009).

J. Nolon, *Open Ground*, Environmental Law Institute (2003). Contributing researcher and author, having researched and co-written numerous sections.

Editor of Starting Ground Series: Intermunicipal Cooperation and Smart Growth (2003)

J. Bacher and T. Zezula, *The Beach Zone: Using Local Land Use Authority to Preserve Barrier Islands*, ENVTL. L. IN N.Y., Parts I & II, Vol. 13, Nos. 10 & 11 (Sept. & Oct. 2002).

The Beach Zone: Using Local Land Use Authority to Preserve Barrier Islands, PACE ENVTL. L. REV., Summer 2002, vol.

TRAINING PROGRAMS

IAP2 Certificate Course

This training provided a broad-based learning experience covering all of the foundations of public participation. Training provided useful and effective tools for communication public participation concepts.

New York State Certified Mediator

Attended a 40-hour training program by the Westchester Mediation Center of CLUSTER, a countywide program that operates under the auspices of the New York State Unified Court System.

BAR ADMISSIONS

New York, 2003; Connecticut, 2003.

MEMBERSHIPS/AFFILIATIONS

American Bar Association

New York Bar Association

American Planning Association

New York Planning Federation

Jennie Nolon Blanchard

Staff Attorney & Manager of Urban Programs, Land Use Law Center Adjunct Professor of Law, Pace Law School

Jennie Nolon Blanchard is a Staff Attorney and Manager of Urban Programs for the Land Use Law Center at Pace Law School in White Plains, NY, where she is also an Adjunct Professor. Ms. Blanchard's work focuses primarily on the growth of urban centers, working closely with cities to address obstacles to redevelopment and sustainability. She also manages the Center's student research; writes frequently on legal issues pertaining to land use and sustainable development; lectures at CLE programs, bar association events, and conferences; and trains local officials, environmentalists, planners, developers, and attorneys in land use law and consensus-building techniques. Ms. Blanchard graduated *cum laude* from Cornell University with a Bachelor of Science degree in 2003. In 2008, she received her Master of Environmental Management degree from Yale University with an advanced concentration in Urban Ecology and Environmental Design and her J.D. *cum laude* from Pace Law School, where she was on the *Pace Environmental Law Review*. She has also achieved designation by the U.S. Green Building Council (USGBC) as a Leadership in Energy and Environmental Design (LEED) Accredited Professional, making her one of fewer than 40 LEED APs in New York State registered in the area of legal practice. With a keen interest for volunteerism, Ms. Blanchard has served as a volunteer grader for the American Planning Association's Planning & Law Division (PLD) annual Smith-Babcock-Williams Student Writing Competition, is PLD's current Chair-Elect and newsletter Editor-in-Chief, and is a Junior Board Member of Music for Autism—an international organization committed to raising public awareness and improving the quality of life of individuals with autism and their families through music.

Published Articles:

1. *Fostering Green Neighborhood Development through Floating Zones*, Jennie Nolon Blanchard, REAL ESTATE LAW JOURNAL, Vol. 41, No. 1 (Summer 2012)
2. *The Year in Review: Top Cases from 2011*, Jennie Nolon Blanchard, PLANNING NEWS, Winter 2012 Issue
3. *Land Use for Economic Development in Tough Financial Times*, Jennie C. Nolon & John R. Nolon, REAL ESTATE LAW JOURNAL, Vol. 40, No. 2 (Fall 2011)
4. *Case Law Update: Part II*, Jennie C. Nolon, PLANNING NEWS, Summer 2011 Issue
5. *Case Law Update: Top Cases from 2010*, Jennie C. Nolon, PLANNING NEWS, Winter 2011 Issue
6. *Year In Review: 2009's Most Significant Land Use Cases*, Jennie C. Nolon & Jessica A. Bacher, NY UPSTATE PLANNER, Vol. 25, Issue 1 (March 2010)
7. *Energy Codes, Green Building Initiatives, and Beyond*, Jessica A. Bacher & Jennie C. Nolon, REAL ESTATE LAW JOURNAL, Vol. 38, No. 2 (Fall 2009)
8. *Energy Code Updates Needed to Tap U.S. Stimulus Funds*, Jessica A. Bacher & Jennie C. Nolon, NEW YORK LAW JOURNAL (June 17, 2009)
9. *Local Governments Weigh Green Building Standards*, Jennie C. Nolon & John R. Nolon, NEW YORK LAW JOURNAL (April 15, 2009)
10. *Enhanced TOD: Connecting Transportation and Land Use Planning*, Jennie C. Nolon & John R. Nolon, NEW YORK TRANSPORTATION JOURNAL (Winter 2009)

11. *Kelo's Wake: In Search of a Proportional Benefit*, Jennie C. Nolon, PACE ENVIRONMENTAL LAW REVIEW, Volume 24, No. 1 (Winter 2007)

Speaking Engagements:

1. *Tools for Local Sustainability*, U.S. Green Building Council, webinar (April 10, 2013)
2. *Using LEED for Neighborhood Development to Strengthen Your Municipal Sustainability Efforts*, American Planning Association webinar for chapters and divisions (June, 28, 2013)
3. *Who Says It's Not Easy Being Green? Workable Strategies for Integrated Neighborhood Planning*, Land Use Law Center 10th Annual Land Use & Sustainable Development Conference: Sustainable Development in Tough Economic Times (December 2, 2011)
4. *Technical Guidance Manual: Using LEED-ND to Evaluate Local Plans, Regulations, and Processes*, U.S. Green Building Council 2011 Government Summit, Washington, D.C. (May 10, 2011)
5. *LEED for Neighborhood Development: Guidance and Tools for Planners and Local Governments*, American Planning Association 2011 National Conference, Boston, MA (April 10, 2011)
6. *Municipal Green Building Programs: The Lawyer's Role*, The Lawyer's Role in Green Building & Development, Pace Law School, White Plains, NY (February 14, 2011)
7. *Climate Change Management & Sustainable Development: The Role of Land Use Planning & Regulation*, Workshop at American Planning Association 2010 National Conference, New Orleans, LA (April 10, 2010)
8. *About the LEED Rating Systems*, The Lawyer's Role in Green Building & Development, Pace Law School, White Plains, NY (March 18, 2010)
9. *Best Practices in Green Building Regulation*, The Lawyer's Role in Green Building & Development, Pace Law School, White Plains, NY (March 23, 2010)
10. *Energy Efficiency & Green Building Programs*, Yale University, School of Forestry & Environmental Studies, New Haven, CT (February 17, 2010)
11. *Promoting Green Development & Alternative Energy Projects: The Role of Municipalities*, New York State Bar Association's Joint Fall Meeting of the Environmental and Municipal Law Sections, Canandaigua, NY (October 24, 2009)
12. *Green Building Laws: The System Behind the Regulation*, Land Use Leadership Alliance Training Program, White Plains, NY (May 18, 2009)
13. *Enhanced Transit Oriented Development*, Land Use Leadership Alliance Training Program, White Plains, NY (May 18, 2009)
14. *Community Policy That Creates Sustainable Urban Design*, Mayors' Redevelopment Roundtable, White Plains, NY (December 10, 2009)
15. *Land Use: The Community-Based Implementation of Transit Oriented Development*, RPA Mayors' Institute on Community Design, New Haven, CT (October 24, 2008)

LEGAL TEACHING EXPERIENCE

COLUMBIA LAW SCHOOL, New York, NY
Lecturer in Law, Land Use Law, September 2013 – Present

PACE UNIVERSITY SCHOOL OF LAW, White Plains, NY
Adjunct Professor of Law, Land Use Law and Environmental Dispute Resolution, January 2012 – Present.

LEGAL EXPERIENCE

LAND USE LAW CENTER, PACE UNIVERSITY SCHOOL OF LAW, White Plains, NY
Managing Director of Innovation and Adjunct Professor of Law, December 2011 – Present

Established in 1993, the Land Use Law Center is dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques. As Managing Director of Innovation, my responsibilities include development and implementation of projects relating to sustainable communities, transit-oriented development, land use responses to sea level rise, urban agriculture, green infrastructure and landscape level conservation practices. I also serve as a trainer for the Center's award-winning Land Use Leadership Alliance Training Program that has educated over 2,500 local leaders in land use strategies, consensus building and regional stewardship. Most recently, I prepared the *Municipal Implementation Guide to the Mid-Hudson Regional Sustainability Plan* to assist Hudson Valley, NY communities in their efforts to integrate sustainability into their land use, services and purchasing decisions.

NEW JERSEY HIGHLANDS WATER PROTECTION & PLANNING COUNCIL, Chester, NJ
Highlands TDR Program Administrator and Staff Attorney, April 2005 – November 2011

The New Jersey Highlands Water Protection and Planning Council is a State land use agency charged with overseeing the protection and development of an 860,000-acre region of northern New Jersey for the purpose of preserving the quality and quantity of the region's drinking water that serves over 5.4 million New Jersey residents. As the Highlands Transfer of Development Rights (TDR) Program Administrator, I developed and began implementing a comprehensive regional TDR program. I also served as Staff Attorney where I coordinated litigation, assisted with the Council's open space and farmland preservation activities and was involved in all aspects of the Council's development of the Highlands Regional Master Plan.

LATHAM & WATKINS LLP, Newark, NJ
Associate, Environment, Land & Resources Department, September 2000 – April 2005

As an associate my experience included counseling numerous Fortune 500 companies and smaller businesses with respect to permitting, remediation, and compliance with New Jersey, New York and federal environmental law; conducting environmental due diligence for corporate transactions; and negotiating and drafting environmental provisions of various agreements. I was also involved in numerous environmental litigation matters where my duties included drafting pleadings, preparing discovery, taking and defending depositions, arguing motions in federal and State court, and participating in settlement negotiations and alternative dispute resolution processes.

WHITE & CASE LLP, New York, NY
Associate, Environmental Practice Group, September 1998 – August 2000.

EDUCATION

PACE UNIVERSITY SCHOOL OF LAW, White Plains, NY
J.D. and Environmental Law Certificate, *magna cum laude*, May 1998

COLLEGE OF THE HOLY CROSS, Worcester, MA
B.A., Political Science, *cum laude*, May 1994.

PUBLICATIONS

J. LeJava and M. Goonan, *Cultivating Urban Agriculture: Addressing Land Use Barriers to Gardening and Farming in Cities*, 41 Real Estate Law Journal 216 (Fall 2012).

J. Bacher and J. LeJava, *Shifting Sands and Burden Shifting: Local Land Use Responses to Sea Level Rise in Light of Regulatory Taking Concerns*, Zoning and Planning Law Report, Vol. 35, No. 8 (August 2012).

J. Nolon, *Open Ground*, Environmental Law Institute (2003). Contributing researcher and author, having researched and co-written Section IV (Open Space Acquisition) and Section V (Smart Growth Techniques).

J. McGahren and J. LeJava, *Brownfield Redevelopment in the Garden State*, Journal of Natural Resources and Environment, American Bar Association (Spring 2001).

J. LeJava, *Funding Local Government Acquisition of Open Lands in New York State*, Environmental Law in New York (July and August 2000).

D. Mitchell, R. Horsch and J. LeJava, *Environmental Liability of Bank Trustees*, New York Law Journal (September 15, 1999).

J. LeJava, *The Role of County Government in the New York State Land Use System*, 18 Pace Law Review 311 (1998).

D. Zalke, R. Housman and J. LeJava, *Trade Implications of North American Packaging Initiatives*, in *Life-Cycle Management and Trade*, Organization for Economic Cooperation & Development (1994).

RECENT PRESENTATIONS

Nicholas Institute for Environmental Policy Solutions at Duke University, *Regional Ecosystem Services: the Highlands Transfer of Development Rights Program Experience*, Durham, NC, December 12-13, 2013.

Yale School of Forestry and Environmental Studies, Land Use Planning Seminar, *Basics of Transit-Oriented Development*, New Haven, CT, October 8, 2013.

American Planning Association, National Planning Conference 2013, *Cultivating Urban Agriculture – Land Use Barriers and Local Efforts to Overcome Them*, Chicago, IL, April 15, 2013.

Northeast Sustainable Agriculture Working Group, Annual Conference 2013, *The Rural-Urban Connection: Foodshed Planning*, Saratoga Springs, NY, February 11, 2013.

New York State Master Watershed Steward Program, *Watershed Management & Land Use Law*, Acra, NY, October 20, 2012.

Delaware Highlands Conservancy, Conservation Subdivision & Smart Design Workshop, *Legal Implications of Conservation Subdivision*, Ferndale, NY, April 30, 2012.

New Jersey Future, 2012 Redevelopment Forum, *Making Redevelopment a Net-Plus for the Environment*, New Brunswick, NJ, March 9, 2012.

BAR ADMISSIONS

New Jersey, 1999; New York, 2000. Admitted to practice before the U.S. District Court for the District of New Jersey, 2001.

MEMBERSHIPS/AFFILIATIONS

American Bar Association

American Planning Association, Planning and Law Division

Kingston, NY Urban Agriculture Committee Member

New Jersey TDR Statewide Task Force, Founding Member.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Rand Insurance, Inc. 1100 East Putnam Avenue P.O. Box 900 Riverside CT 06878	CONTACT NAME: PHONE (A/C No. Ext): (203)637-1006		FAX (A/C No): (203)637-9671
	E-MAIL ADDRESS:		
INSURED Kevin Dwarka, LLC 40 Wall Street 28th Floor New York, NY 10005	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: National Fire Insurance of		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: CL13122702158

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			5094914184	12/21/2013	12/21/2014	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
A	AUTOMOBILE LIABILITY			5094914184	12/21/2013	12/21/2014	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Office Space Solutions is added as additional insured with respect to general liability as per form #SB146935C31 06/2011. A signed written contract must exist as per this form as coverage is subject to the terms, conditions and exclusions of the form and the policy."

CERTIFICATE HOLDER

CANCELLATION

Office Space Solutions 40 Wall Street New York, NY 10005	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE J Provenzano/JPROVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/30/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Leatzow Insurance 500 W. Madison St. - Suite 3000 Chicago, IL 60661	CONTACT NAME Karen Bronson	
	PHONE (312) 930-5556 FAX (866) 741-2778	
	EMAIL ADDRESS karen@leatzowinsurance.com	
INSURED Kevin Dwarka, LLC 40 Wall Street 28th Floor New York, NY 10005	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: New Hampshire Insurance Company	23841
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			DOES NOT APPLY			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL AND ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$								
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> Non-owned Autos <input type="checkbox"/> Hired Autos			DOES NOT APPLY			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			DOES NOT APPLY			EACH OCCURRENCE \$ AGGREGATE \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>	N/A		DOES NOT APPLY			<table border="1"> <tr> <td>WC STATUTORY LIMITS</td> <td>OTHER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATUTORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATUTORY LIMITS	OTHER														
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A	PROFESSIONAL LIABILITY			020452210	12/26/2013	12/26/2014	2,000,000 each claim 2,000,000 aggregate								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
FOR INFORMATIONAL/PROPOSAL PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Karen Bronson</i> LEATZOW INSURANCE

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BRIARCLIFF MANOR NY 10510

POLICYHOLDER
PACE UNIVERSITY
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235 ELM ROAD
BRIARCLIFF MANOR NY 10510

CERTIFICATE HOLDER
GREATER BRIDGEPORT
REGIONAL COUNCIL
525 WATER STREET
BRIDGEPORT CT 06604

POLICY NUMBER Z 2018 154-1	CERTIFICATE NUMBER 911284	PERIOD COVERED BY THIS CERTIFICATE 02/01/2014 TO 02/01/2015	DATE 12/18/2013
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THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2018 154-1 UNTIL 02/01/2015, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW.

IF SAID POLICY IS CANCELLED, OR CHANGED PRIOR TO 02/01/2015 IN SUCH MANNER AS TO AFFECT THIS CERTIFICATE, 10 DAYS WRITTEN NOTICE OF SUCH CANCELLATION WILL BE GIVEN TO THE CERTIFICATE HOLDER ABOVE. NOTICE BY REGULAR MAIL SO ADDRESSED SHALL BE SUFFICIENT COMPLIANCE WITH THIS PROVISION. THE NEW YORK STATE INSURANCE FUND DOES NOT ASSUME ANY LIABILITY IN THE EVENT OF FAILURE TO GIVE SUCH NOTICE.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

This certificate can be validated on our web site at <https://www.nysif.com/cert/certval.asp> or by calling (888) 875-5790
VALIDATION NUMBER: 805125579



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/18/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 250 Park Avenue 3rd Floor New York, NY 10177	1-212-994-7100	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS:	FAX (A/C, No):
INSURED Pace University 235 Elm Road Briarcliff Manor, NY 10510		INSURER(S) AFFORDING COVERAGE INSURER A: UNITED EDUCATORS INS RRG INC INSURER B: HARTFORD CAS INS CO INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10020 29424	

COVERAGES

CERTIFICATE NUMBER: 37417574

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$50,000 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CGL201100064600	11/16/13	11/16/14	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			10UENJP4587	11/16/13	11/16/14	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Educators Legal Liability Incl. Employment Practices & Directors/Officers			ELA201300064600	12/16/13	11/16/14	Maximum Aggregate	15,000,000
							Ea. Claim	15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: RFQ Regional Plan of Conservation and Development - Pace Land Use Law Center/Pace Law School - Educators Legal Liability includes Errors and Omissions.

CERTIFICATE HOLDER**CANCELLATION**

Greater Bridgeport Regional Council 525 Water Street Bridgeport, CT 06604 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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FILING RECEIPT

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ENTITY NAME: KEVIN DWARKA LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: KING

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FILED:08/13/2013 DURATION:***** CASH#:130813000295 FILM #:130813000262
DOS ID:4444625

FILER:

EXIST DATE

KEVIN DWARKA
147 PRINCE STREET
SUITE 45
BROOKLYN, NY 11201

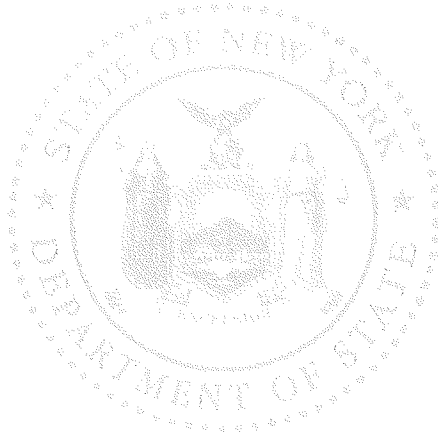
08/13/2013

ADDRESS FOR PROCESS:

KEVIN DWARKA
147 PRINCE STREET
BROOKLYN, NY 11201

SUITE 45

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

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SERVICE COMPANY: ** NO SERVICE COMPANY **

SERVICE CODE: 00 *

FEES 225.00

FILING 200.00
TAX 0.00
CERT 0.00
COPIES 0.00
HANDLING 25.00

PAYMENTS 225.00

CASH 0.00
CHECK 0.00
CHARGE 225.00
DRAWDOWN 0.00
OPAL 0.00
REFUND 0.00

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March 25, 2014

File ID: 57968

Mr. Kevin Dwarka
Kevin Dwarka, LLC
40 Wall St, 28th Floor
Suite 45
Brooklyn, NY 10005

Dear Mr. Kevin Dwarka:

The New York State Department of Economic Development, Division of Minority and Women's Business Development (DMWBD) has completed its review of your application for State Certification as a Minority Business Enterprise (MBE) and has determined that your firm meets eligibility requirements for certification, pursuant to Executive Law, Article 15-A.

On behalf of the DMWBD, we are pleased to inform you that the firm of Kevin Dwarka, LLC has been granted status as a **Minority Business Enterprise (MBE)**. In our effort to help you have the broadest possible reach, your business will be listed in the State's Directory of Certified Businesses with the codes listed on the following page

Certification status is not intended to imply that the State of New York guarantees your company's capability to perform on State contracts, nor does it imply that your company is guaranteed any State business.

Be advised that your certification expires 3 years from the date of this letter or unless you are contacted by this Office for recertification.

Please remember that any changes in your company that affect ownership, managerial and/or operational control, must be reported to this Office within thirty (30) days of such changes; including changes to company name, business address, telephone numbers, principal products/services, and bonding capacity. At such time as it is necessary for your company to be recertified, you will be notified by this office.

If your certification is questioned by any public or private entity, please direct the inquiry to this Office for clarification. Thank you for your cooperation. On behalf of the State of New York, I wish you luck in your business endeavors, particularly those involving State agencies.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Scott Munson", written over a horizontal line.

Scott Munson
Director of Certification



New York State Department of Economic Development
633 Third Avenue New York New York 10017 Tel 212 803 2414
Web Site: www.esd.ny.gov/MWBE/html

March 25, 2014

File ID: 57968

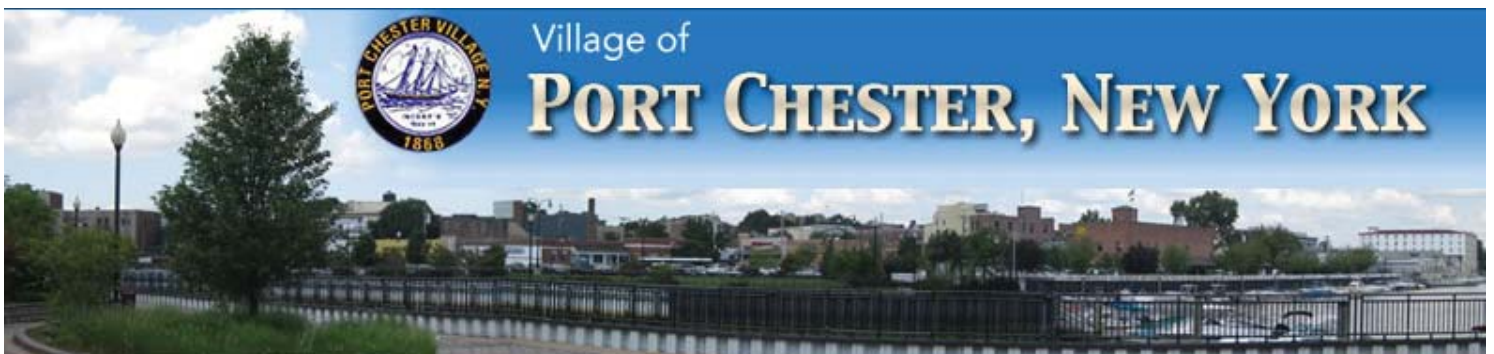
Mr. Kevin Dwarka
Kevin Dwarka, LLC
40 Wall St, 28th Floor
Suite 45
Brooklyn, NY 10005

Kevin Dwarka, LLC will be listed in the State's Directory of Certified Businesses with the following list of codes for products and services:

ESD-I-0498: URBAN AND REGIONAL PLANNING
NAICS-541320: URBAN PLANNING SERVICES

Proposal

Property Condition Assessment & Neighborhood Revitalization Strategies Report Port Chester, New York





June 20, 2014

Village of Port Chester Office of Planning and Development
Attention: Christopher Gomez, AICP, Director of Planning
222 Grace Church Street, Room 202
Port Chester, NY 10573

**Re: Property Condition Assessment and Neighborhood Revitalization Strategies Report
MMI #4385-03**

Dear Mr. Gomez:

Milone & MacBroom, Inc. (MMI), in association with Saratoga Associates and Parish & Weiner, is pleased to submit this proposal to provide redevelopment planning services for the Village. As described in our proposal, we believe that our Project Team's expertise in urban planning and redevelopment, architecture, and geographic information systems (GIS) makes us uniquely qualified to provide the Village of Port Chester a high level of professional services.

For 30 years, MMI has been working with municipalities, county and regional planning agencies, state government, and nonprofit organizations conducting an array of urban planning projects throughout the Northeast and the United States. Our firm offers a unique combination of urban planning, engineering, environmental science, and landscape architecture experience, all of which is encompassed within a single firm. Our firm is headquartered in Cheshire, Connecticut, with satellite offices in New York, Vermont, Massachusetts, Maine and South Carolina.

MMI's Planning Division, formerly Harrall-Michalowski Associates, as evidenced by the list of assignments in the general background material in this RFP, has completed numerous municipal and/or economic development projects similar to the requested services. These projects have not been limited to Connecticut. Over the last 30 years, similar projects have been undertaken in Flint, MI; Reading, PA; Las Vegas, NV; Camden, NJ; and other locations. Recognizable recent assignments in Connecticut include three redevelopment plans for Downtown Hartford and MDP plans and implementation services for the State Pier and Fort Trumbull Projects in New London.

Our urban planners are leaders in utilizing GIS as a planning tool to analyze complex datasets, creative problem solving and displaying vast amounts of planning data in an easily digestible format to support our transparent data-driven planning philosophy which we bring to every assignment. As part of Burlington Vermont's Downtown and Waterfront Master Plan our firm utilized the American Planning Association's Land Based Classification System (LCBS) which classifies land use in multiple dimensions. Our Firm developed a robust user-friendly GIS system for use by the Planning Department and subsequent consultants as part of the overall master plan development process.

For this assignment, we recognized the importance of local expertise in architecture and urban redevelopment and have partnered with Saratoga Associates and Parish & Weiner Inc.

Mr. Christopher Gomez
June 20, 2014
Page 2

Saratoga Associates is a multi-disciplinary, professional design firm with over 40 years of experience providing planning, architecture, landscape architecture and engineering services throughout the Northeast. A key component of those services is building assessment underlying three of their important practice areas: historic preservation, community planning and higher education planning and design. Saratoga Associates is currently working with the New York State Office of Parks, Recreation and Historic Preservation on the exterior of the Mills Mansion in Staatsburg. Saratoga has also assessed conditions for such restorations as the Canfield Casino in Saratoga Springs, and the National Museum of Dance and City Hall, also in Saratoga Springs. Saratoga has led community planning efforts in the communities of the Hamlet of Brentwood & Central Islip, the City of Hudson, the City of Saratoga Springs, and the Village of Irvington. Higher Education clients in the Hudson Valley include Mount Saint Mary College in Newburgh, Hudson Valley Community College, and the Culinary Institute of America in Hyde Park.

Nathaniel J. Parish, P.E., AICP, President of Parish Weiner Inc., has been a principal of the predecessor firm (Raymond Parish Pine & Weiner, Inc.) and this firm since 1964. He has supervised and prepared many of the firm's broad variety of housing, community development, environmental impact, traffic, land planning, comprehensive planning and zoning studies. Clients have included public agencies, private developers, non-profit organizations and concerned neighborhood groups and property owners. In Westchester County, Mr. Parish has supervised the planning of urban renewal and community development projects in Mamaroneck, Mt. Kisco, Mt. Vernon, New Rochelle, Peekskill, Port Chester, Tarrytown, White Plains, and Yonkers.

Philip Michalowski, AICP will be Principal-in-Charge with **Michael Zuba, AICP** serving as the Project Manager for this assignment. Messrs. Michalowski and Zuba have collaborated on many of the firm's recent redevelopment plans including the successful adoption of three redevelopment plans for the City of Hartford completed contemporaneously.

We look forward to the opportunity to show our creativity and passion for urban revitalization. We believe our firm will provide a plan that will meet your community objectives. If we can provide you with any additional information, please do not hesitate to contact us.

Sincerely,

MILONE & MACBROOM, INC.



Michael Zuba, AICP
Associate, Principal Planner



Phillip Michalowski, AICP, Principal
Director of Planning

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Property Condition Assessment & Neighborhood Revitalization Strategies Report

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Section 1	Introduction to Milone & MacBroom, Inc. <ul style="list-style-type: none">• Summary of Qualifications
Section 2	Technical Proposal <ul style="list-style-type: none">• Project Understanding• Scope of Services• Fee Proposal
Section 3	Project Team Resumes
Section 4	Relevant Experience <ul style="list-style-type: none">• Project Sheets• References
Section 5	List of Westchester County Clients & Projects
Section 6	Litigation Statement
Section 7	New York State License
Section 8	Insurance Certificates



This proposal is double sided to save paper.
All paper is FSC Certified, 30% post-consumer content.

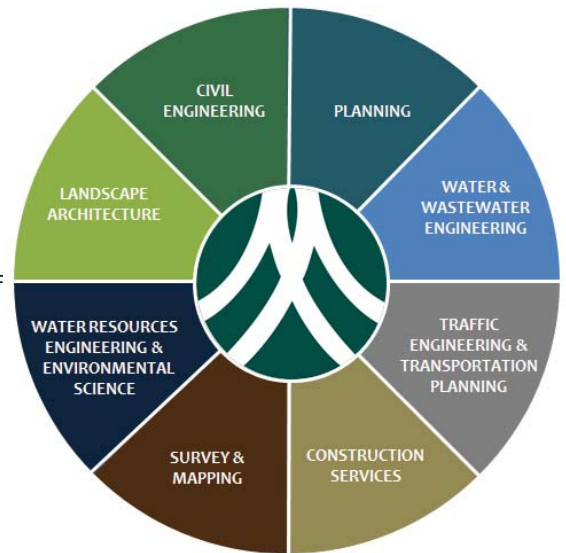
Summary of Qualifications

Property Condition Assessment & Neighborhood Revitalization Strategies Report

FIRM OVERVIEW

Milone & MacBroom, Inc. (MMI) is a multidisciplinary consulting firm offering services in the fields of engineering, planning, landscape architecture, and environmental science. Founded 29 years ago, we have developed a reputation for our technical innovation, striving for quality that results in design excellence. The full range of in-house design disciplines and the capabilities of our highly experienced staff enable the firm to undertake a wide spectrum of projects, meeting complex program requirements, and achieving challenging schedules. Our privately-owned firm, incorporated in Connecticut, supports a staff of approximately 130 people, representing previous employment in government, academia, and private industry, as well as professional experience in the various design disciplines.

In 2008, MMI strengthened its in-house capabilities through the addition of a leading firm in the planning and development consulting field – Harrall-Michalowski Associates (HMA). The firm has over 20 years of experience serving public and private clients and, since 1988, has provided full-service planning and development consultant services to an expansive list of private and public sector clients on over 500 assignments. Past work experience has given our staff extensive experience in navigating through the housing development sphere of urban planning and analyzing complex housing market data and conditions. Our firm's experience and core competencies in engineering, site design and urban planning creates an entity with a strong ability to meet the needs of clients seeking comprehensive and multi-faceted approaches to planning and development assignments.



STATEMENT OF QUALIFICATIONS

Our project team consists of a collaboration of professional planners, architects, and GIS specialists from Milone & MacBroom, Inc., Saratoga Associates, and Parish & Weiner, Inc. This collaboration's expertise and decades of experience in urban renewal, redevelopment and revitalization planning, GIS, demographic and housing analyses, land use planning and building design, make our project team uniquely qualified to successfully and efficiently complete this assignment. Team members have knowledge and experience working with NY and federal urban renewal funding sources, NY building codes and regulations, as well as experience in conducting blight surveys and property condition assessments, as described in the following examples.

- Project Team members bring an extensive portfolio of urban renewal projects spanning four decades in New York, Connecticut, Pennsylvania, Michigan, and New Jersey. Our Team's experience assisting New York municipalities with their urban renewal initiatives span from the South Bronx to Niagara Falls on the border with Canada. In Westchester County, members of the Project Team assisted White Plains, Peekskill, Yonkers, New Rochelle, Mt. Vernon, Greenburgh, Mamaroneck and others with redevelopment planning and undertaking urban renewal and revitalization projects. Mr. Parish's extensive experience with New York redevelopment projects is unmatched in the State and Mr. Michalowski's similar experience in Connecticut and the East Coast bring a critical knowledge resource to this planning process. Given the heightened scrutiny of redevelopment plans, by the public, press and special interest groups, a seasoned team is necessary to anticipate areas of contention and develop mitigation strategies that allow progress to be made.
- Project Team members have developed an efficient and systematic approach to conducting field surveys and incorporating survey data into GIS for quantitative analysis. As part of Hartford, CT Redevelopment Plans, GIS

Summary of Qualifications

Property Condition Assessment & Neighborhood Revitalization Strategies Report

was used to quantitatively determine blight conditions based on extensive field survey information. This analysis was augmented by the mapping and analysis of code violations, tax standing and building assessment data. As part of a land use assessment in Burlington, VT, Project Team members employed the Land-Based Classification System (LBCS) to assess all downtown and waterfront properties (approximately 700 parcels) under five dimensions and incorporated that data into GIS for further analysis of the City's land use, housing, commercial market, and parking.

- Project Team members recently conducted a review of the Connecticut Housing Finance Authority's Portfolio of properties in Eastern Connecticut, including Hartford and New Britain. Project Team Members assessed the condition and marketability for each of CHFA's housing developments in 25 communities, based on field surveys and supporting demographic and housing market research.
- MMI has led the field in the application of GIS to both planning and engineering assignments. Our GIS capabilities extend to applications that require data development and collection, data modeling and analysis, and cartographic design and mapping. Project Team members have extensive experience using GIS for the analysis of census and land use in comprehensive plans, redevelopment plans, market studies, school facility plans and enrollment projection studies. In the last two years alone, this level of analysis has been conducted for over two dozen communities ranging in population from 3,000 to 125,000. Through our deep experience and diverse client base, we have developed and modified methodologies for extrapolating data sets to draw defensible comparisons within and between municipalities, regions, states and trade and market areas.
- Project Team members have conducted numerous building assessments in support of community planning efforts in the Hamlets of Brentwood and Central Islip, NY; the Cities of Hudson and Saratoga Springs, NY; and the Village of Irvington, NY. These assessments helped identify common components in need of help and were used in the development of physical improvement design guidelines, the design of infill structures, and establishing strategies for targeted loans and low-interest loan programs to improve appearances and community pride.
- The Project Team tailors a public outreach plan for each assignment to best capture input from various constituencies and build consensus. Public involvement is invited by way of on-line and print publications, media relations, meeting facilitation, surveys and other means. Our firm's extensive and diverse work experience has provided Project Team members with unique insights into interacting with a variety of audiences, including resident groups, neighborhood associations, business groups and local boards and commissions.

PROJECT TEAM MEMBERS

The personnel assigned to this project are experienced, certified urban planners, architects and GIS professionals who understand the complexities of preparing a property condition assessment and neighborhood revitalization strategies.

Past work experience has given the Planning Group staff extensive experience in navigating through the sphere of urban planning, and analyzing complex data and conditions. The combination of the Planning Group's experience and MMI's core competencies in engineering, design and urban planning creates an entity with a strong ability to meet the needs of clients seeking comprehensive and multi-faceted approaches to planning and development assignments. Additional areas of expert consultation have included: comprehensive plans; land use planning; preparation of zoning regulations; market studies; environmental impact statements; housing needs assessment and strategies; transit-oriented development; grant writing and Community Development Block Grant consultation. This vast range of experience underscores the group's understanding of the forces that contribute to the development of places over time.

Summary of Qualifications

Property Condition Assessment & Neighborhood Revitalization Strategies Report

Our Project Team members take great pride in completing assignments on schedule and within established budget amounts. The following staff will participate on the Project Team for this assignment.

Philip Michalowski, AICP	Principal-in-Charge
Michael Zuba, AICP	Project Manager
Rebecca Augur, AICP	GIS Development & Planning Analysis
Alexandra Church, AICP	Property Condition Assessment & GIS
Nathan Parish, P.E., AICP	Redevelopment Opportunities & Implementation
Donald F. Minnery, AIA, NCARB, LEED® AP	Property Condition Assessment
Sara Madison, LEED® GA	Property Condition Assessment
Katie E. Johnson, LEED® GA	Property Condition Assessment

Project team resumes can be found in Section 3.

Philip Michalowski, AICP, a Principal of the firm, will serve as Principal-In-Charge for this assignment. Mr. Michalowski brings over 45 years of experience to the Project Team, including work experience in the public sector. Mr. Michalowski has extensive experience in urban renewal, redevelopment and revitalization planning, and has administered numerous planning projects during his many years in the planning and development field. Mr. Michalowski's role will include assisting with overall coordination; consultation on the mechanisms to facilitate viable redevelopment opportunities; assisting with stakeholder outreach and consultation; and to ensure congruence with objectives of the Village's planning initiatives.

Michael Zuba, AICP, an Associate of the firm will manage the project. Mr. Zuba has extensive experience in managing planning assignments that rely on creative designs of GIS systems for complex problem solving. Mr. Zuba assumes primary responsibility of Geographic Information Systems management and implementation at MMI and is responsible for data development, database design, application development, data modeling, spatial and overlay analysis, and cartographic design. Mr. Zuba's in-depth involvement on all of the firm's recent redevelopment plans, including the three Hartford redevelopment plans will ensure that the project is completed in a timely and technically-sound manner. He will be responsible for coordinating all work tasks, presenting study findings, GIS analysis, and drafting report.

Alexandra Church, AICP has extensive experience creating comprehensive GIS based building conditions databases in the United States and abroad in order to track deterioration, to create targeted economic development areas, and to provide point in time records. Prior to joining the firm, Ms. Church worked for three years for the City of Philadelphia Redevelopment Authority, working specifically on blight and vacant land programs, where work included blight certifications, development of a vacant land database, and a City-Owned property database. Additionally, Ms. Church has experience with the New York State Consolidated Funding Application process, both writing successful grant applications, and as an administrator for a Regional Economic Development Council. Additionally, Ms. Church is certified by the Secretary of the interior as an Architectural Historian. Ms. Church will be a key contributor on numerous aspects of the assignment.

Rebecca Augur, AICP has over a decade of planning experience at the municipal and regional level and has extensive experience with compiling, incorporating and analyzing census, land use and geographic based data. Ms. Augur has extensive experience in developing GIS databases and mapping for the firm's comprehensive plans, demographic and enrollment projection studies and master plans. Additionally, Ms. Augur has coordinated the firm's large scale field reconnaissance efforts including Burlington Vermont's LBCS land use inventory which consisted of nearly 700 properties in the City's downtown.

Summary of Qualifications

Property Condition Assessment & Neighborhood Revitalization Strategies Report

Nathan Parish, P.E., AICP brings over fifty years of planning experience to the project team. Mr. Parish has been involved in a broad variety of urban renewal and redevelopment plans, housing, community development, environmental impact, traffic, land planning, and comprehensive planning and zoning studies. Clients have included public agencies, private developers, non-profit organizations and concerned neighborhood groups and property owners. In Westchester County, Mr. Parish has supervised the planning of urban renewal and community development projects in Mamaroneck, Mt. Kisco, Mt. Vernon, New Rochelle, Peekskill, Port Chester, Tarrytown, White Plains, and Yonkers. Mr. Parish will be responsible for the guiding the rehabilitation/redevelopment recommendations and detailing the process and framework for implementation.

Donald F. Minnery, AIA, NCARB, LEED® AP, brings over thirty five years of architectural and planning experience to the project team with expertise in the areas of facility planning and design, higher education planning and design, and historic preservation. Mr. Minnery has also overseen the planning and design of multi-family and senior housing and is knowledgeable in building, fire and accessibility codes. Mr. Minnery will be responsible for the building condition assessment component of this study.

Sara Madison, LEED® GA, through her work in commercial sectors, will bring her knowledge and experience in building code requirements and building assessments. Ms. Madison will assist with the field reconnaissance for the building assessment.

Katie E. Johnson, LEED® GA, through her work in public, residential and commercial and sectors, will bring her knowledge and experience in building code requirements. Ms. Madison will assist with the field reconnaissance for the building assessment.

CONTACT INFORMATION

Mr. Michael Zuba, AICP will be the main point of contact for this proposal. He can be contacted regarding any questions or changes to the RFP. His contact information is listed below.

Mr. Michael Zuba, AICP, Associate
Principal Planner
Milone & MacBroom, Inc.
99 Realty Drive
Cheshire, CT 06410
(203) 271-1773
mikez@miloneandmacbroom.com

Technical Proposal

Property Condition Assessment & Neighborhood Revitalization Strategies Report

PROJECT UNDERSTANDING

We understand the Village of Port Chester seeks to develop revitalization strategies for distressed neighborhoods. In order to recommend appropriate strategies, the Project Team must assess and analyze a variety of factors contributing to neighborhood deterioration, from building and health code issues, to tax delinquencies and mortgage defaults and from demographic and household trends to crime data. These assessments will lead to viable recommendations for property rehabilitation, infill development potential, redevelopment, urban renewal and/or other programs that the Village and other partners have not only the legal authority, but also the opportunity to secure funding to implement.

Our proposed Scope of Services for this assignment is provided below. We understand the complexities of conducting a study of this nature. Having completed numerous redevelopment plans over the past decade, we have developed a systematic approach to the planning process, producing high quality products for our clients. While we rely on systematic processes, our approach to each assignment is tailored to meet the specific concerns and issues faced by each community.

Due to the nature of this assignment, it is anticipated that an initial scoping meeting will occur to clearly outline study parameters, assumptions, methodologies, and deliverables and will be accomplished in close connection with the Village of Port Chester Department of Planning and Development in order to leverage local knowledge and provide recommendations that meet the Village's expectations. In order to provide a product and process that best meets the Village's expectations, we look for this collaboration to occur prior to finalizing the scope of work.

SCOPE OF SERVICES

The following proposed Scope of Services represents our assessment of the work necessary to successfully complete a Property Condition Assessment and Neighborhood Revitalization Strategies Report.

I. Project Initiation

The Project Team will meet with the Director of Planning and Development and other Village staff and/or elected officials to obtain necessary data, including GIS, Assessor's and Building Inspector/Code Enforcement data, local crime data, relevant planning documents, and Westchester County Health Department data.

Criteria for Areas of Rehabilitation/Redevelopment Opportunity (ARO) delineation will be discussed and confirmed. The Project Team anticipates the criteria will include factors such as average building age, assessor's ratings of building condition, known building and health code violations, household size by housing unit type and tenure (using 2012 American Community Survey Census Tract level data), and local crime data. The Project Team will also conduct an initial windshield survey of Village neighborhoods at this time.

II. ARO Delineation

Based on the completion of Task I, the Project Team will delineate AROs for further investigation. The Project Team will prepare a series of maps depicting the AROs for review and discussion. The AROs will meet the mutually agreed upon criteria developed in Task I, and will be mapped for Planning and Development staff and elected officials review prior to proceeding with further data collection and assessment efforts.

III. ARO Building Survey

Two survey teams each consisting of an architect and urban planner will perform a "sidewalk" conditions survey of the buildings within the delineated ARO. It is anticipated that each assessment will be developed using visual characteristics apparent from the street. Conditions may include roofing, siding, windows, doors, foundations,

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appendages such as dormers, balconies, porches and stairs. No interior inspections will be performed. The data will be recorded either in paper or digital format developed prior to the fieldwork. The Project Team will finalize field survey instruments to ensure standard assessments and evaluations are used across all AROs. Previously developed survey instruments from similar assignments will be used as a template for the ARO survey.

To help guide the property condition assessment, the Village's database of building condition violations, as well as other relevant data sets will be linked to the parcel dataset or geocoded the Village's basemap and utilized by the Project Team in the field to ensure accuracy and expediency of the field survey.

As expressed in the RFP, each building will be rated generally (Good, Fair, Poor, Deteriorated), and assigned to one of the following categories based on survey instrument scoring:

- × Standard – Buildings with no or only surface defects requiring normal maintenance
- × Deficient – Buildings which have intermediate or slight defects in primary (foundation, exterior wall, structure, roof) or secondary (siding, roofing material, porches, stairs, windows and doors, and chimneys) structural or non-structural elements, or a single critical defect
- × Deteriorated – Buildings with critical defects in at least two of the primary structural elements or components or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or secondary structural components or, intermediate defects in at least seven of the secondary structural or non-structural elements.

The field survey will also provide an opportunity for the Project Team to observe and verify other data sources, such as land use and occupancy. Building conditions assessment data will be captured in the GIS database described below.

IV. ARO GIS Database Development

Using ESRI ArcGIS, the Project Team will develop a GIS database for all parcels located in the ARO that includes building conditions assessment information, Assessor's information on current land use, zoning and tax delinquencies; the presence of judgment and mechanics liens; mortgage defaults (as determined through RealtyTrac); and known code violations. The GIS database will enable querying for properties with particular characteristics.

V. ARO Mapping and Analysis

Once the ARO database is built, the Project Team will analyze each ARO for population, housing, crime, and building conditions and trends relative to the Village of Port Chester and Westchester County. The Project Team will review the Village Comprehensive Plan and Local Waterfront Revitalization Program to ascertain the Village's goals for each ARO. The mapping and analysis will provide an accurate depiction of current conditions and opportunities to aid in developing strategies that will forward planning goals and objectives. Moreover, the mapping and analysis will facilitate redevelopment strategies in providing background for grant and loan applications and other redevelopment programming.

VI. ARO Recommendations

The Project Team will develop specific recommendations for redevelopment/ rehabilitation opportunities, mechanisms and strategies for implementation of each ARO. The recommendations will be derived from the specific characteristics and conditions of each ARO and will include short-, medium-, and long-term strategies that leverage local, state, and federal powers and resources. From our experience, community revitalization/ rehabilitation inevitably requires a public-private partnership. If the private sector could have accomplished it on its own, it would have done so. But assistance is not a "one size fits all" formula. The public side assistance can come from very low cost aid such as land assembly or zoning changes to more extensive financial assistance which can range from tax free low interest loans, loan guarantees, property tax exemptions, grants for either

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Property Condition Assessment & Neighborhood Revitalization Strategies Report

development and/or operation of the activity. New York State and its counties and local governments have a deep and varied tool box for programs which provide such assistance. Fitting them into a viable mix is the objective of the economic side of a revitalization/rehabilitation program.

The recommendations will identify legal, procedural, and implementation issues, potential funding sources, and potential partners for each strategy. New York State has developed a grant consolidation funding program, under which there is an annual competition for State financing assistance which starts with application to a Regional Development Council. The Council then rates the various proposals with its criteria generally favoring those with the most favorable cost/benefit ratios. The benefit side can be from jobs to be created, affordable housing to be made available, property tax yields or other local economic yields, or the provision of a facility which will meet a social, health, or educational benefit.

Any public/private partnership should be structured so that there is an equitable return to both parties, closely related to the proportion of direct or indirect investment of the various public/private participants. On the public side the return is at times, not necessarily in the form of dollars. The benefit could be as diverse as private job creation, public image creation, or a use/facility which will start a positive domino effect which will result in other forms of economic investment.

VII. Meetings

The scope of services includes three (3) public meetings with the Village Board of Trustees to review the analysis and findings of the property conditions assessment, provide interim updates, and discuss the revitalization strategies.

FEE PROPOSAL

Milone & MacBroom, Inc. estimates a fee of \$84,500 based upon the Scope of Services outlined in Section 2 and reflects the Project Team's past experience and understanding of the RFP. The number of properties to be assessed can only be known after the delineation of the AROs early in the process. Therefore, we have included in this fee proposal provisions for conducting property assessments of 500-600 properties. Should the number of properties in the AROs exceed this initial estimate, additional property assessments will be conducted on a per diem fee basis per the Milone & MacBroom, Inc. standard fee schedule in effect at that time. Similarly, should more public meetings than the three budgeted for in this fee proposal be required, Milone & MacBroom, Inc. will be compensated on a per diem basis per its current standard fee schedule.

Milone & MacBroom, Inc. is flexible in modifying the Approach to meet the Village's objectives and anticipates an initial scoping meeting to clearly outline study parameters, assumptions, and deliverables to best align the scope and budget.

We anticipate developing a detailed project schedule at the commencement of the project. Billings will be submitted monthly on a percentage of completion basis. Any additional services requested would be compensated on a per diem fee basis per the Milone & MacBroom, Inc. standard fee schedule in effect at that time.

This fee includes a provision of \$2,500 for administrative costs including travel, printing, and other incidentals including final report.

Milone & MacBroom, Inc. offers this proposal for one-hundred and twenty days (120) days from the due date of the proposal.

Philip Michalowski, AICP, Principal Director of Planning

Years of Experience:

With This Firm: 25
With Other Firms: 22

Education:

St. Michael's College, VT

M.P.A., Public Administration
University of Pittsburgh, PA

License/Certification:

Certified Planner, American
Institute of Certified
Planners (AICP)

Professional Affiliations:

Member, American
Planning Association
Member, The Connecticut
Community Development
Association
Member, The Urban Land
Institute and the
Connecticut Economic
Development Association
President, Garde Arts Center
New London
Fairfield County Market
Profile for the Urban Land
Institute's ULI Market
Profiles: 1998
Open Space Conservation
Subdivision; Municipal
Advisor: 2004



Mr. Michalowski serves as the Project Director for the firm's public, private, and municipal planning and economic development projects, marketability and feasibility studies, community development, municipal management and downtown studies, revitalization programs, and structuring of project financing. His professional activities have spanned over 40 years and have included working with federal, state, regional and municipalities, neighborhood organizations, community associations, non-profit organizations, private development, and financing sectors. Project assignments have included plans of conservation and development, zoning, pre-development feasibility analysis for large mixed-use developments including waterfront development; transit oriented development; fiscal impact studies; geodemographic studies; consultation in establishing and marketing planned business parks and mixed-use projects; utilization studies of obsolete industrial plants; and land use analysis and development options.

Mr. Michalowski supervised project planning and implementation of significant relocation programs in support of the Swiss Bank project in Stamford, Connecticut and Pfizer in New London, Connecticut. Similar services have been provided for major projects in other municipalities. In addition, a substantial amount of his work has been concerned with the planning and implementation of revitalization programs in several states.

Mr. Michalowski has served on numerous national, state and regional task forces. He has lectured on community and economic development at Connecticut College, the Rhode Island Graduate School of Planning and at many seminars and workshops. He is a trustee of the Garde Arts Center in New London, Connecticut.

The following project descriptions are a sampling of Mr. Michalowski's experience:

Storrs Center Development Mansfield, Connecticut

Assessed market segments and retail opportunities and included preparation of a master plan for the commercial area of the center of Storrs, which is a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. The goal of this initiative was to revitalize the area into a vibrant downtown that supports a mix of residential and non-residential uses typically found in collegiate communities and in the center of traditional New England communities.

City of Hartford Redevelopment Plans Hartford, Connecticut

Assisted the Hartford Redevelopment Agency to draft comprehensive redevelopment plans for three Downtown areas and amendments for the Parkville MDP and the North Meadows Industrial Project. These plans included components addressing blight remediation, infrastructure and traffic/circulation improvements, vacant land parcel assemblage, potential transit-oriented development (TOD) opportunities, adaptive reuse of appropriate structures, creation of greenways and improved streetscape elements, and possible means of reconnecting the northern part of Downtown Hartford with the Connecticut River waterfront.

Naugatuck Downtown Revitalization Municipal Development Plan Naugatuck, Connecticut

Conducted planning analysis for the preparation of a Municipal Development Plan (MDP) to enable the development of a mixed-use retail, office, residential and entertainment

development. The MDP included linking the Downtown with the Naugatuck River Greenway.

**Torrington Downtown Revitalization and Municipal Development Plan
Torrington, Connecticut**

Conducted a market study and prepared a master plan for the Downtown, including strategies to improve downtown infrastructure to expand commercial activity.

**Westbrook and Bowles Park Public Housing Transformation Plans
Hartford Housing Authority**

Coordinated the existing conditions analysis of two public housing properties. Facilitated public participation in the redevelopment planning process and contributed to the conceptual plans which were put out to developer's RFP.

**Shelton Market Study & Programmatic Recommendations
Shelton, Connecticut**

Project Manager for the study that evaluated the trends and patterns affecting downtown Shelton as transitions from an industrial base to a more mixed-land use environment. The study examined demographic trends, economic data, market sector sales and lease information, and current investment patterns and strategies. Alternative site development plans were prepared to illustrate and quantify development potential and the fiscal impact of each scenario was calculated to guide decisions on development incentives. Recommendations were made as to additional areas of focus that will help better connect Canal Street with the balance of downtown.

**Community Services, Fiscal Impact & Economic Impact Study For Carvel Development
Pine Plains and Milan, New York**

As part of the New York SEQR process, the firm assisted in the preparation of an Environmental Impact Statement (EIS) for the Carvel Development in Pine Plains and Milan, New York. This project consists of 951 housing unit development with championship golf course component and additional recreation service options on-site. Work tasks included the preparation of the Community Services and Fiscal Impact section and Growth Inducing Aspects section. This assignment involved the collection of baseline demographic data; interviews with municipal departments and community service provider; estimation of potential municipal costs and revenues from the proposed development; estimated impact on school district costs and enrollment; and analysis of secondary economic impacts of the proposed development on the surrounding region.

**Echo Bay Development
New Rochelle, New York**

Project Manager for the evaluation of the economic impacts, municipal fiscal impacts and financial feasibility of a proposed mixed use development project in the center of New Rochelle. The development would include 248 housing units, over 18,000 square feet of retail space, significant environmental remediation, improvements to waterfront access and new open space, and the restoration of a former armory building. Work tasks have included developer pro forma analysis, calculation of municipal revenues and costs, projections of new residents and public school children from the proposed development, a RIMS II regional economic impact assessment, and an analysis of the potential impacts associated with different property tax abatement scenarios.

**Stamford Urban Transitway Project, Tiger Grant Application
Stamford, Connecticut**

Project Manager assisting the city in completing an application for approximately \$32 million in grant funds through the federal Transportation Improvements Generating Economic Recovery (TIGER) grant program, a component of the federal ARRA stimulus program. Responsible for the Benefits-Costs Analysis (BCA) section of the TIGER grant application, identifying and quantifying the economic and environmental impacts of the proposed project.

**Union Station Project, Tiger Grant Application
Hartford, Connecticut**

Project Manager assisting the city in completing an application for approximately \$33.58 million in grant funds through the federal Transportation Improvements Generating Economic Recovery (TIGER) grant program, a component of the federal ARRA stimulus program.

Michael Zuba, AICP, Associate Principal Planner

Years of Experience:

With This Firm: 12

Education:

M.S., Environmental Science
University of New Haven
New Haven, CT

B.S., Environmental Science
Wilkes University
Wilkes-Barre, PA

License/Certification:

Certified Planner, American
Institute of Certified
Planners (AICP), 2004

Professional Affiliations:

Member, American
Planning Association
Certification in GIS
University of New Haven
New Haven, CT



Mr. Zuba is involved in planning assignments focused on utilizing GIS for natural resource protection, land use, land classification and other studies. His combination of analytical and GIS skills prove to be a vital asset to the comprehensive approaches of planning and development. He has been actively involved in a variety of planning assignments in both a support and supervisory capacity including the preparation of plans of conservation and development, natural resource and open space plans, market research and projects requiring revitalization, redevelopment and re-use planning. Other tasks completed regularly by him include, build-out analysis, demographic analysis, and school redistricting. He also assumes the primary responsibility of Geographic Information Systems management and implementation. This responsibility includes data development, database design, application development, data modeling, geodemographic analysis, and cartographic design. His experience includes providing assistance to public and private sector clients on designing and implementing GIS applications and the integration of GIS for planning and development projects.

He has been actively involved in a variety of planning assignments including the preparation of plans of conservation and development, housing studies, corridor plans, school redistricting studies, natural resource and open space plans, redevelopment and re-use planning.

Mr. Zuba has extensive experience in supervisory capacity for the following:

- School and Community Facility Planning
- Master Planning Updates
- Land Use Inventory and Analysis
- Zoning Impact Analysis
- Community Build-Out Analysis
- Transportation Planning and Analysis

Highlights of Mr. Zuba's planning experience include:

GIS-Based Land Use Analysis Burlington, Vermont

Managed the Land Use Analysis and assisted the City in conducting a Land Based Classification System (LBCS) inventory and build out analysis for the downtown and waterfront areas.

Union Station Project, Tiger Grant Application Hartford, Connecticut

Conducted planning analysis and GIS for the completion of an application for approximately \$33.58 million in grant funds through the federal Transportation Improvements Generating Economic Recovery (TIGER) grant program, a component of the federal ARRA stimulus program.

Downtown Revitalization Master Development Plan Naugatuck, Connecticut

Conducted planning analysis and GIS for the preparation of a Municipal Development Plan (MDP) in accordance with requirements of the Connecticut Department of Economic and Community Development, as well as to prepare concept plans for linking the downtown to the Naugatuck River Greenway.

**Ridgefield Center Study
Ridgefield, Connecticut**

Conducted planning analysis and provided GIS services for the study of the Main Street area to evaluate existing parking conditions, vehicular and pedestrian circulation systems, and wayfinding techniques. The study included identification of barriers and impediments to circulation including signage and wayfinding, as well as an evaluation of the newly adopted zoning code applicable to the Village District. A workshop was held with the Main Street stakeholders and the community of interest to determine perceived problems and to build consensus as to reasonable solutions.

**Parkville Municipal Development Plan Amendment
Hartford, Connecticut**

Conducted planning analysis and preparation of the amendment to the 313 acre Parkville MDP.

**Central Business District Redevelopment Plans
Hartford Connecticut**

Conducted planning analysis, mapping and community outreach for Hartford's Union Station & Walnut Street, Constitution Plaza East, and Downtown North Redevelopment Areas. Major components included addressing blight remediation, infrastructure and traffic/circulation improvements, vacant land parcel assemblage, potential transit-oriented development (TOD) opportunities, adaptive reuse of appropriate structures, creation of greenways and improved streetscape elements.

**Torrington Downtown Revitalization and Municipal Development Plan
Torrington, Connecticut**

Conducted a market study and prepared a master plan for the Downtown, including strategies to improve downtown infrastructure to expand commercial activity.

**Geodemographic Mapping & Competition Analysis
Connecticut and Rhode Island**

Managed geodemographic mapping and competition analysis for siting Rite Aid Pharmacies in Connecticut and Rhode Island.

**Demographic Mapping
New York/New Jersey Port Authority**

Managed demographic mapping project of low/mod income areas for the greater New York/New Jersey metro area.

**Demographic & Mapping & Housing Analysis
South West Regional Planning Agency**

Managed demographic mapping for affordable housing study for SWRPA.

**Demographic & Mapping & Housing Analysis
Housatonic Valley Region**

Managed demographic mapping for affordable housing study for Housatonic Valley Council of Elected Officials (HVCEO).

**Demographic & Mapping & Housing Analysis
Housatonic Valley Region**

Managed demographic mapping for affordable housing study for Housatonic Valley Council of Elected Officials (HVCEO).

Rebecca Augur, AICP

Planner III

Years of Experience:

With This Firm: 4
With Other Firms: 7

Education:

B.A., International Studies
Marlboro College
Marlboro, VT
M.A., Regional Planning
University of Massachusetts
Amherst, MA

License/Certification:

Connecticut Chapter
American Planning Association
(CCAPA)
Certified Planner, American
Institute of Certified Planners
(AICP), 2007
Member, American Planning
Association

Professional Affiliations:

Executive Committee,
Connecticut Chapter American
Planning Association (CCAPA)



Ms. Augur serves as a senior planner and offers diverse experience in planning at the regional and municipal level. Her technical skills in zoning regulation development and GIS enhance the capabilities of the firm's Planning Group. Ms. Augur is experienced in a variety of school planning areas from comprehensive enrollment analyses and projections, to redistricting, racial balancing and long-range facilities plans. Her training and experience as a regional and municipal planner contribute to her deep understanding of the complex demographic, housing, and social factors influencing school enrollments, as well as her ability to facilitate the public planning process.

Highlights of Ms. Augur's project experience include:

Consolidated Plan Milford, Connecticut

Assisted in revising the City of Milford's Consolidated Plan for 2010-2015. Compiled data from local service providers, worked on Department of Housing and Urban Development required tables, and drafted sections of the plan.

Analysis of Impediments to Fair Housing and Fair Housing Strategy West Hartford, Connecticut

Prepared the analysis, using federal, state and local housing discrimination, mortgage lending, and qualitative data. Worked with the Town's Fair Housing Officer to identify strategies for furthering fair housing.

Consolidated Plan New Britain, Connecticut

Assisted in revising the City of New Britain's Five-Year Consolidated Plan. Drafted section texts, and compiled data for required tables.

Sustainable Communities Challenge Planning Grant Application Okeechobee County, Florida

Assisted in the preparation of a grant application to the U.S. Departments of Housing and Urban Development and Transportation for planning work associated with a potential large-scale outdoor recreation/commercial development on Lake Okeechobee.

Sustainable Communities Challenge Planning Grant Application Hartford, Connecticut

Helped to draft a grant application for planning work associated with a major transportation corridor and anticipated transit opportunities. The grant application focused on linking lower-income neighborhoods to new transit and transit-oriented development.

Build-Out Analyses East Windsor & Newtown, Connecticut

Conducted build-out analyses of potential Incentive Housing Zones (IHZ) as part of IHZ feasibility studies.

GIS-Based Land Use Analysis (2011) Burlington, Vermont

Assisted in conducting a Land Based Classification System (LBCS) inventory of Downtown and Waterfront parcels, building GIS database of results and conducting land use and buildout analysis using GIS data.

GIS Demographic and Housing Analysis (2013)

Greenwich, Connecticut

Conducted Census-based demographic and housing analysis as part of school facilities planning project to understand neighborhood level trends.

Build-Out Analyses

East Windsor and Newtown, Connecticut

Conducted built-out analysis of potential Incentive Housing Zones (IHZ) as part of IHZ feasibility studies.

Build-Out Analyses

Bethel, Bristol, Brookfield, New Milford, Greenwich, Middlebury and Southbury, Connecticut

Conducted build-out analyses to understand potential for future housing growth and its impacts on student enrollments and school facilities usage as part of school planning studies.

Alexandra Church, AICP Planner II

Years of Experience:

With This Firm: 1

Education:

M.S., Historic Preservation
University of Pennsylvania
Philadelphia, PA

M.C.P., Transportation
University of Pennsylvania
Philadelphia, PA

B.A., Art History
Bard College
Annandale-On-Hudson, New
York

Licenses/Certifications:

Certified Planner, American
Institute of Certified Planners
(AICP), 2013

Professional Qualifications
Standards for Historic
Preservation

Professional Affiliations:

American Planning Association
Metro New York Planning
Association
Connecticut Planning Association



Ms. Church joined Milone & MacBroom, Inc. as a Planner. Her diverse experience in planning at the municipal level and private economic development includes municipal and school facility planning, urban redevelopment, open space preservation, economic development, and historic preservation. She specializes in various avenues of public outreach, including conducting public workshops, and creating and implementing successful and social media programs. Additionally, she provides complex graphic information service analysis, relating to enrollments, population, demographics, and housing data.

Highlights of Ms. Church's project experience include:

Connecticut Housing Finance Authority Portfolio Review Eastern Connecticut

Assessed the conditions and marketability of each CHFA housing development in 25 towns in Eastern Connecticut, including Hartford and New Britain. Assessments included field-surveys of building deterioration and neighborhood conditions as they impact marketability. Compared rental rates to local demographics (as reported by the U.S. Census) and competitive trade area to ascertain marketability of properties and affordability of units.

Prior to joining Milone & MacBroom, Inc., Ms. Church worked on the following projects:

Economic Development

Regional Competitiveness Plan for the Northeast Megaregion

Created a strategy for an interconnected Northeast megaregion that can compete globally by sharing assets, knowledge, and workers. The project, as part of a City Planning Studio and in conjunction with Regional Plan Association, created measurable programs for smaller cities to capitalize off high-speed rail and financing plans to share the burden of transportation and infrastructure development with all users.

ACDS, LLC

Columbia, Maryland

Data Analyst and staff planner for an economic development firm. Clients included municipal, public, private, with specialization in rural, food system, and agricultural economics. Responsibilities included creation of small business plans and pro forma; creating and publication of Agricultural Preservation plans; analysis of terminal food markets and plans for growth; and market analysis.

Reuse/Redevelopment

Philadelphia Redevelopment Authority Philadelphia, Pennsylvania

Developed a city-wide plan to better manage the upwards of 50,000 vacant properties in the City. Work efforts focused on "selling" the need for a new land management policy to other city agencies, community development groups, and taxpayers. She led community meetings, organized events, and worked on several publicity campaigns including the release of an economic study to value the cost of vacant land to Philadelphia. She also managed the PRA's Facebook and other social media.

Awards:

Elizabeth Greene Wiley
Award, University of
Pennsylvania School of
Design, 2012
Ilona S. English Travel
Award, University of
Pennsylvania School of
Design, 2011
2011 Barnabas McHenry
Hudson River Valley Award
for Historic Preservation,
to Create a Preliminary Site
Plan for the Newburgh
Armory Unity Center, Open
Space Institute, 2011
Secretary of the Interior's

**Newburgh Armory Unity Center
Newburgh, New York**

Received a grant from the Open Space Institute to draft a site plan for the Newburgh Armory Unity Center. The project involved converting a historic armory facility, listed on the State and National registers of Historic Places, into a 38-acre park and recreation center. She worked both at the level of structural preservationist, city-wide visioning, and community engagement to create community ownership of the building and facilities. She developed a site plan which included a stormwater management plan and parking analysis to meet State DEC regulations. The work product included a reproducible plan with schematic renderings, maps, and digestible descriptions of the vision and work needed. The document is now used for community outreach and for fundraising.

Area Planning

**Preservation Plan for Greenwich
Greenwich Township, New Jersey**

Created a plan to maintain the historic assets of an 18th-century rural township in southern New Jersey for the NJHPO and Cumberland County, including modeling effects of climate change and sea level rise on the coastal community, expanding local economic base through incentivized job creation programs including agri-tourism, as part of a Historic Preservation Studio. The report was presented to the Association of State Floodplain Managers Annual Conference in May 2012.

**Vision Plan for the Lower Far Northeast
Philadelphia, Pennsylvania**

Ms. Church has extensive experience creating comprehensive GIS based building conditions databases, in the United State and abroad in order to track deterioration, to create targeted economic development areas, and to provide point in time records. Additionally, Ms. Church worked for three years for the City of Philadelphia Redevelopment Authority, working specifically on blight and vacant land programs, where work included blight certifications, and development of a vacant land database, and a City-Owned property database. Additionally Ms. Church has experience with the New York State Consolidated Funding Application process, both writing successful grant applications, and as an administrator for a Regional Economic Development Council.

**Reinterpretation and Restoration of Maurice Stephens House and the Parade Grounds
Valley Forge National Historic Park
Valley Forge, Pennsylvania**

As part of a the National Park Service's 2nd Century project, looked at the reinterpretation of the property as part of a 19th c. interpretation highlighting the use of the park lands before it was a park but after its period of significance (the Winter of 1776). Project included facilities and use analysis, structural analysis, and site design.

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White Plains, New York 10607

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pwm101@verizon.net

Nathaniel J. Parish, P.E., A.I.C.P.
Michael Weiner, A.I.C.P. (1938-1995)
Bernard Buller, A.I.C.P.

Senior Consultants
Richard Hyman, A.I.C.P.
John Sarna, P.E., I.T.E.

NATHANIEL J. PARISH, PE, AICP, President

Mr. Parish has been a principal of the predecessor firm (Raymond Parish Pine & Weiner, Inc.) and this firm since 1964. He has supervised and prepared many of the firm's broad variety of housing, community development, environmental impact, traffic, land planning, comprehensive planning and zoning studies. Clients have included public agencies, private developers, non-profit organizations and concerned neighborhood groups and property owners.

In Westchester County, Mr. Parish has supervised the planning of urban renewal and community development projects in Mamaroneck, Mt. Kisco, Mt. Vernon, New Rochelle, Peekskill, Port Chester, Tarrytown, White Plains, Yonkers.

Mr. Parish has also served public clients throughout the United States as a consultant on community development, economic development and housing. He has assisted communities, private developers and non-profit groups in the structuring of public-private economic development partnerships. These activities have involved the use of a broad range of federal and state subsidy and financing assistance tools. He has also assisted public agencies and community groups in their review of various planning and development proposals focusing on environmental impact and traffic issues.

Mr. Parish has also prepared and supervised a broad range of comprehensive planning, land planning and environmental impact studies for a broad range of municipal and private clients for projects located in a number of Westchester County municipalities.

For private land development projects, Mr. Parish has supervised and prepared environmental impact statements under both the New York State Environmental Quality Review Act (SEQRA) and the National Environmental Protection Act (NEPA). This has included over 50 projects principally in the various New York Metropolitan Area counties, New York City and extending into the Hudson Valley Area (Rockland, Orange, Ulster, Dutchess and Putnam Counties). The projects have included: large office parks of a million square feet or more, major shopping malls, large planned residential communities as well as residential subdivisions, and special purpose uses such as a large gaming casino and a variety of public uses.

Nathaniel J. Parish, PE, AICP, President

For public clients, Mr. Parish has supervised the preparation of comprehensive plans, zoning and subdivision studies and regulations, local waterfront revitalization plans and site related planning studies. For private clients, Mr. Parish has prepared and processed zoning, subdivision, site plan and variance applications. He has served as an expert witness in land use, traffic, zoning and environmental impact litigation for both public and private clients.

Mr. Parish previously held engineering and planning positions with the U.S. Bureau of Reclamation, U.S. Corps of Engineers, New York City Planning Department, and several consulting firms. He also served as an Assistant Base Engineering Officer with the U.S. Air Force.

Mr. Parish did his undergraduate work in civil engineering at City College of New York and his graduate work in planning and housing at the Columbia University School of Architecture. He is a licensed Professional Engineer (New York State) and a member of the American Institute of Certified Planners.

Mr. Parish has served as first Vice President of the National Housing Conference, chairman of the legislative committee of the New York State Association of Renewal and Housing Officials, Vice President of the Builders Institute of Westchester, and President of the urban planning division, Metropolitan Section, of the American Society of Civil Engineers. He has served as a consultant for the Environmental Law Division of the N.Y. State Bar Association and also as a panelist on environmental and land use issues for the National Association of Home Builders. He has served as a member of the Multi-Family Committee of the National Association of Home Builders, the Development and Redevelopment Committee of the National Association of Renewal and Housing Officials, the Legislative Committee of the New York State Conference of Mayors, the National Association of Environmental Professionals and the New York State Association of Environmental Professionals. Mr. Parish has been a lecturer in planning and housing at Pratt Institute, the University of Connecticut, and the University of Pennsylvania. He has served as an examiner for the American Institute of Planners and the New York City Civil Service Commission.

Mr. Parish currently serves as a consultant to the Builders Institute of Westchester and Putnam Counties on matters relating to land development, policy and regulations.

Mr. Parish was a 1975 recipient of the Engineer of the Year Award of the New York State Society of Professional Engineers, Westchester County.

DONALD F. MINNERY, AIA, NCARB, LEED® AP

Executive Vice President, Senior Principal

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PROFESSIONAL EXPERIENCE

Donald possesses over 35 years of architectural experience, with expertise in the areas of facility planning and design, higher education planning and design and historic preservation. He served as the State Historic Architect for South Dakota and Mississippi prior to joining the Saratoga Associates.

Donald also has overseen the planning and design of multi-family and senior housing for the development community. As the Principal-In-Charge of educational, institutional, municipal, and commercial buildings, he is knowledgeable of building, fire safety and accessibility codes. His familiarity with the necessary permitting processes has enhanced his ability to work with regulatory agencies. During his years of work in the historic preservation field he has developed a particular sensitivity to sustainability and conservation. Two of his completed facilities have received LEED ratings.

PROJECT ROLE

Principal Architect

EDUCATION

Bachelor of Architecture, University of Cincinnati, 1976

REGISTRATION/CERTIFICATION

Connecticut – License # 0011148
Massachusetts – License # 30740
New Jersey – License # 21A101740500
New York – License # 015974-1
Pennsylvania – License # RA404395
Rhode Island – License # 3372

REPRESENTATIVE EXPERIENCE

- > **National Trust Main Street Center and National Trust for Historic Preservation Tourism Initiative**
Preservation Architectural Design Consultant on a design team that focused on the strength and opportunities for the revitalization of the historic commercial districts located in the following communities: New Bern, NC; Wakefield, MA; Flemington, NJ; Klamath Falls and Grants Pass, OR.
- > **Heritage Parks System Master Plan State of Connecticut**
Project Architect for the historic structures/site review for an urban cultural parks master plan focusing on historic assets related to increased tourism and economic development.
- > **Hotchkiss Essential Oils Factory, Lyons, Wayne County, NY.** Principal-In-Charge and Project Manager for the restoration and adaptive re-use of this mid-nineteenth century building located on the Erie Canal. The design work included stabilization of the structure and building envelope, the addition of a stair and elevator tower for handicapped access and the re-purposing of a large storage component into a community meeting room.
- > **Blackwell House, Roosevelt Island Operating Corporation, NY**
Principal-in-Charge of the interior renovations to the 1896 wood frame Federal style farmhouse.
- > **New York State Bar Association Restoration, Modifications and Expansion, Albany, NY**
Project Manager/Preservation Specialist for the development of a ten-year projection of office, public, and support space for this landmark on the National Register of Historic Places. As a result if the projections, a \$6,900,000 expansion project was implemented.
- > **National Museum of Dance Modification and Expansion, Saratoga Springs, NY**
Project Manager for the modification and expansion of an award winning preservation project for National Register of Historic Places landmark. Exterior stabilization, masonry restoration, interior rehabilitation, and site design of historic Washington Baths landmark building for use as National Museum of Dance. Project was completed under the review of New York State Historic Preservation Office.
- > **Civil War Monument Restoration, Adirondack Civil War Roundtable, Glens Falls, NY**
Principal-in-Charge/Preservation Specialist for the preparation of plans and specifications for the renovation of the 1882 Civil War Monument located in Glens Falls, New York. Mr. Minnery served as Principal-in-Charge and preservation specialist.
- > **Canfield Casino in Congress Park, Saratoga Springs, NY**
Project Manager for modifications to this 1880s National Register of Historic Places landmark. Project included the addition of modern amenities without aesthetically altering the building or changing its use patterns, these included the addition of sprinkler protection system, fire-safe storage for maintenance equipment, event space, and handicapped access. Project was completed under review of the New York

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LEED AP (Leadership in Energy & Environment Accredited Professional)

PROFESSIONAL ORGANIZATIONS/AFFILIATIONS

National Council of Architectural Registration Boards, Member

American Institute of Architects Member

American Institute of Architects, Eastern New York, Member

U. S. Green Building Council, Member

State Historic Preservation.

> **Technical Assistance for Historic Preservation and Heritage Tourism, Buryatia Ministry of Historical Monuments, Oblast of Buryatia, Russia**

Technical Assistance provided through the United States Agency for International Development in the area of heritage tourism for the region between Lake Baikal and Mongolia in eastern Russia. Toured sites on the “tea road” from Kyakhta to Irkutsk where he met with local officials to understand their needs and historical assets. The work culminated in a report developed by Buryat historic preservation officials.

> **Last Encampment of the Continental Army Master Plan, Windsor, NY**

Project Architect for the development of a master plan for the 168-acre Revolutionary War site to insure its appropriate development for historic and educational purposes.

> **City Hall and Lake Avenue Firehouse Façade Restoration, Saratoga Springs, NY**

Principal-in-Charge/Preservation Specialist for the development of construction documents for the masonry facade restoration of this National Register of Historic Places landmark.

> **Adirondack Trust Company Renovations and Facility Planning, Saratoga Springs, NY**

Principal-in-Charge for renovations and facilities planning.

> **New York State Military Museum Study, Renaissance Corporation, Saratoga Springs, NY**

Principal-in-Charge of a conceptual design for an ‘eternal’ light memorial to commemorate New York State’s Veterans.

Campus Planning

> **St. Lawrence University Facilities Master Plan, Canton, NY.** Principal-In-Charge for the development of a Master Plan for this 2,400 student campus in upstate New York. This renown private Liberal Arts university is looking at upgrading and potentially expanding instructional space and student housing.

> **The College of Saint Rose Master Plan and Updates, Albany, NY**

Principal-in-Charge/Campus Planner assisted the College for over 15-years with the development and updates to the master plan and design of several implementation projects.

> **Columbia-Greene Community College Facilities Master Plan, Hudson, NY**

Project Manager for the development of a facilities master plan. Phase 1 included the implementation of the Visual and Performing Arts building and the Vocational-Technical building.

> **Mount Saint Mary College Facilities Master Plan & Update, Newburgh, NY**

Principal-in-Charge for the development of a facilities master plan. The plan was updated after implementation of Phase 1 – construction of a new 200-bed residence hall.

**Prior to association with Saratoga Associates*

SARA MADISON, LEED® Green Associate

Intern Architect

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PROFESSIONAL EXPERIENCE

With 3 years of architectural experience, Sara has developed strong skills in a variety of areas. Through her recent work in the commercial and education sectors, she has gained knowledge in identifying code requirements, agency regulations and designing within restrictions. By managing projects from inception through construction, she has refined her ability to guide, coordinate and produce collaboratively. Much of Sara's academic and professional work has a focus on sustainable and energy-conscious design. She is LEED Green Associate credentialed and is working towards the AP level.

Her involvement in multi-disciplined environments has also provided her with a broad understanding of adjacent fields. Sara has technical experience in the development of 3D models and presentation graphics, as well as in the preparation of construction documents.

PROJECT ROLE

Intern Architect

EDUCATION

*Masters of Architecture,
University at Buffalo, School of Architecture
and Planning . 2011*

*Bachelor of Science in Architecture
Minor in Civil Engineering
University of Hartford. 2008*

PROFESSIONAL ORGANIZATIONS/AFFILIATIONS

*Leadership in Energy & Environmental
Design (LEED), Green Associate*

REPRESENTATIVE EXPERIENCE

Education & Higher Education

- > **Information Kiosk, Siena College, Loudonville, NY**
Responsible for preparation of design and construction documents for a campus information kiosk that combines interactive digital displays with static presentations.
- > **Renovation to Mont Pleasant Middle School, Schenectady City School District, Schenectady, NY***
Managed the construction documents and construction administration of a renovation project. The project included the rehabilitation of a historic clock tower, slate roof repairs, metal cornice reconstruction and full replacement of several flat roofing systems.
- > **Renovation to Duanesburg High School, Delanson, NY***
Managed the construction documents and construction administration of a renovation project. The project included the reconstruction of failing exterior walls and roof systems, the installation of site drainage and the renovation to restrooms for accessibility and egress conformity.
- > **Music Department Addition to Schenectady County Community College, Schenectady, NY***
Assisted in the construction documents for a multi-story wing addition to an existing college campus building. The music department addition had the challenge of providing sound-isolated spaces for practicing and performing, which open into a large space for student and teacher interaction and circulation. Accomplishing this while being sensitive to the publicity opportunity afforded by the building's adjacency to roadway serving as a main feed into the city.
- > **Gymnasium Renovation, Maple Hill Middle School, Schodack School District, Castleton-on-Hudson, NY***
Managed the construction documents and construction administration of an interior renovation project, which included a full floor system replacement and other finish modifications.
- > **Science Wing Addition to Schenectady High School, Schenectady City School District, Schenectady, NY***
Assisted in the preparation of construction documents and execution of construction administration of a multi-story science wing addition. Sensitivity to the characteristics of adjacent buildings was a challenge with this addition due to the style extremes of these buildings. The durability of the construction was of an additional concern due to recent harmful student interaction with the existing facility.
- > **Photovoltaic Panel Installation, Schodack School District, Castleton-on-Hudson, NY***
Managed the construction documents and construction administration of the installation of photovoltaic panels throughout the district.

Parks & Recreation

- > **John Boyd Thacher State Park – Visitor’s Center, New York State Office of Parks, Recreation and Historic Preservation, Voorheesville, NY**
Under a term contract with the New York State Office of Parks, Recreation, & Historic Preservation (OPRHP), Sara assisted in the preparation of the presentations, design development and construction documents for a new two story, timber framed Visitor’s Center within the State Park. The complex grade changes and ledge-top site location develop challenges within this design. These constraints also offer great opportunities for views and connections to the surrounding park amenities.
- > **Walkway Over the Hudson - Visitor’s Center, New York State Office of Parks, Recreation and Historic Preservation, Highland, NY**
Under a term contract with the New York State Office of Parks, Recreation, & Historic Preservation (OPRHP), Ms. Madison assisted in the preparation of design presentations for a new Visitor’s Center within the State Park.
- > **Grafton Lakes State Park – Nature Center, New York State Office of Parks, Recreation and Historic Preservation, Cropseyville, NY**
Under a term contract with the New York State Office of Parks, Recreation, & Historic Preservation (OPRHP), Ms. Madison assisted in the preparation of design presentations for a new Nature Center within the State Park.

Hospitality

- > **The Georgian Lakeside Resort, Lake George, NY**
Assisted in the design and documents for a building addition in the boater area. The resort is located on Lake George in upstate New York and has stunning views of the lake and surrounding mountains.

Corporate & Commercial

- > **David Chrysler Dodge Jeep Ram, Glen Mills, PA***
Managed the design development and construction documents for a service drive addition and showroom expansion of an existing dealership. A balance between corporate requirements and the owner’s goals was established through multiple design iterations.
- > **Office Building, Confidential Client, Schenectady, NY***
Assistant manager for the development of construction documents for this multi-story building conversion from factory building to office space. A collaborative effort between two architecture firms, this project involved a high level of coordination.
- > **Mohawk Honda, Scotia, NY***
Assisted in the construction documents and construction administration of the renovation and expansion of an existing dealership building. The property was located between two main roads, thus a sensitivity to dual main views because an important focus. Site circulation to streamline the service drive process, while maximizing lot space for inventory was also a focus.

**Prior to association with Saratoga Associates*

PROFESSIONAL EXPERIENCE

With experience in public, residential, commercial, and educational architecture, Katie brings a holistic design approach to projects. Her experience has allowed her to gain knowledge in code review, probable costs, ADA compliance and designing within restrictions. Her academic and professional career has been focused on learning and integrating sustainable design practices. Katie always strives to incorporate sustainable design into her work, and is eager to keep learning more about the growing field.

Katie is proficient in the development of 3D models, presentation graphics, construction documents, as well as energy modeling software to aid in the development of sustainable design practices within projects.

PROJECT ROLE

Intern Architect

EDUCATION

*Masters in Architecture
University at Buffalo, 2011*

*Bachelor of Architecture,
University at Buffalo, 2009*

REGISTRATION/CERTIFICATION

*Leadership in Energy & Environmental
Design (LEED), Green Associate*

REPRESENTATIVE EXPERIENCE

Commercial:

- > **Liberty Garden Apartments Renovation, Rome Housing Authority, Rome, NY***
Assisted in the design and preparation of construction documents for the complete interior and exterior renovation for 180 apartment units over three phases of construction. The first phase is LEED certified with sustainable aspects such as integrated rain gardens throughout the site.
- > **Capital Woods Apartments SIPS Renovation, Albany Housing Authority, Albany, NY***
Assisted in the design and preparation of construction documents for the installation of SIPS panels in one apartment building within the complex. The project was funded with grants to improve the insulative properties of the previously poorly insulated building. The SIPS panels were applied to the exterior of the building, windows were replaced with those of greater thermal properties, and siding was installed over the panels.
- > **Brookside Senior Housing Development Renovation, R.O.U.S.E., West Sand Lake, NY***
Assisted in code review, ADA compliance, and the preparation of construction documents for the renovation of 41 apartments within the senior housing complex including site work on the retaining wall.
- > **Kingsborough Apartments Renovations, Gloversville, NY***
Assisted in field measurements, site documentation, for the preparation of the renovation within a historic hotel converted to apartment building.
- > **Woodrow Wilson Townhouses Renovation, Omni Development, Amsterdam, NY***
Assisted in the design, responsible for 3d modeling and generating graphics to represent future building and landscape design including overall site plan. The family housing site will be completely transformed from storage sheds lined along a concrete parking lot to modern row houses with individual green space at their entrances.
- > **Martin Luther King Apartments Exterior Renovation, Troy Housing Authority, Troy NY***
Responsible for 3d modeling and presentation graphics for the exterior renovation of low income family apartments. The drastically changing grade creates a challenging site. The goal was to maximize green space for children and families to enjoy while maintaining sufficient accessible parking spaces and sidewalks.
- > **Saratoga Springs Housing Window Replacement and Interior Renovation, Saratoga Housing Authority, Saratoga Springs, NY***
Assisted in the design and preparation of construction documents for window replacement, and interior renovation in the complex. This site includes family units and senior housing. The design ensured minimal time for the resident's relocation from their apartments during this renovation.
- > **Private Residence Addition, Clemente Residence, Albany, NY***
Responsible for the design and presentation graphics for the addition onto a private residence. A sizeable garage addition with an attached loft created the need to design

a proportional front elevation with the existing residence. ADA compliance was a must for the client's elderly parents.

Parks & Recreation

> **FDR Swimming Pool Bathhouse and Entry Plaza Renovation, New York State Office of Parks Recreation and Historic Preservation, Yorktown Heights, NY**

Assisted in the design and preparation of construction documents for the Bathhouse and Entry Plaza Renovation. The bathhouse provides the entry to showers, locker rooms, and toilet facilities for bathers of the swimming pool that holds over 2,000 people at once. This facility is part of the larger Franklin D. Roosevelt State Park.

> **Mills Mansion West Elevation Repair and Restoration, Staatsburgh State Historic Site New York State Office of Parks, Recreation and Historic Preservation, Staatsburgh, NY**

Responsible for the preparation of construction documents for the repair and restoration of the west façade. This project involved restoration of the stucco and marble portico of the 1895 mansion designed by Stanford White of McKim Mead and White.

Education

> **Building Condition Surveys at Williamsville School District, Buffalo, NY***

Assisted in the evaluation and report of existing school buildings for health and safety purposes. The report indicated necessary work for the schools evaluated. A life cycle cost analysis was also included.

Healthcare:

> **Erie County Medical Center Renovation, Buffalo, NY***

Assisted in the preparation of construction documents for the major interior renovation and addition of the hospital.

**Prior to association with Saratoga Associates*

Milone & MacBroom, Inc.

Downtown Hartford Redevelopment Hartford, Connecticut

Milone & MacBroom, Inc.'s assisted the City of Hartford with the identification of three redevelopment areas within the central business district and the northern portion of downtown Hartford.

A Blight & Deterioration Survey was conducted for properties in each of the three development areas. This included an inspection of the exterior of each structure, review of code enforcement records, and analysis of various factors which influence blight deterioration. These included the following: occupancy, age and obsolescence of studies, land utilization, tax standing, and delinquency.

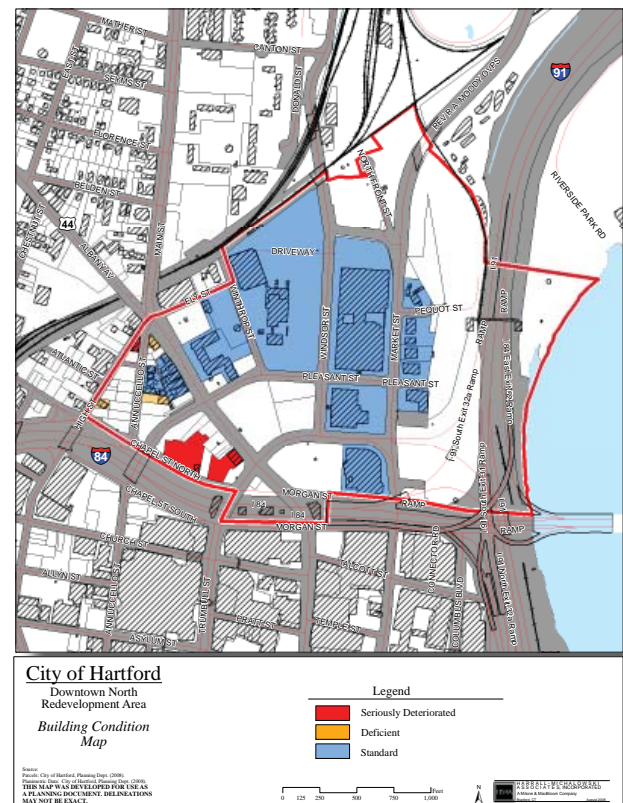
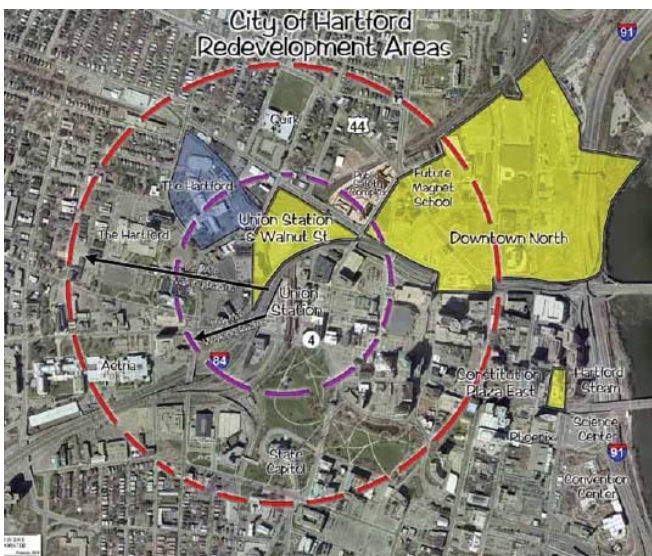
Working with city staff and the Hartford Redevelopment Agency, a comprehensive redevelopment plan was drafted for each of the three identified areas. These plans included components addressing blight remediation, infrastructure and traffic/circulation improvements, vacant land parcel assemblage, potential transit-oriented development (TOD) opportunities, adaptive reuse of appropriate structures, creation of greenways and improved streetscape elements, and possible means of reconnecting the northern part of downtown Hartford with the Connecticut River waterfront. Mixed-use development that ties in with adjacent new public safety and educational facilities abutting the redevelopment areas, along with increasing both the city's tax base and the amount of positive pedestrian activity in these areas, are central hallmarks of all three redevelopment plans.

SERVICES PROVIDED:

- GIS Database Development
- Redevelopment Plan
- Blight & Deterioration Survey
- Landscape Architecture

CLIENT:

City of Hartford
Hartford, Connecticut



Parkville Municipal Development Plan Amendment Hartford, Connecticut

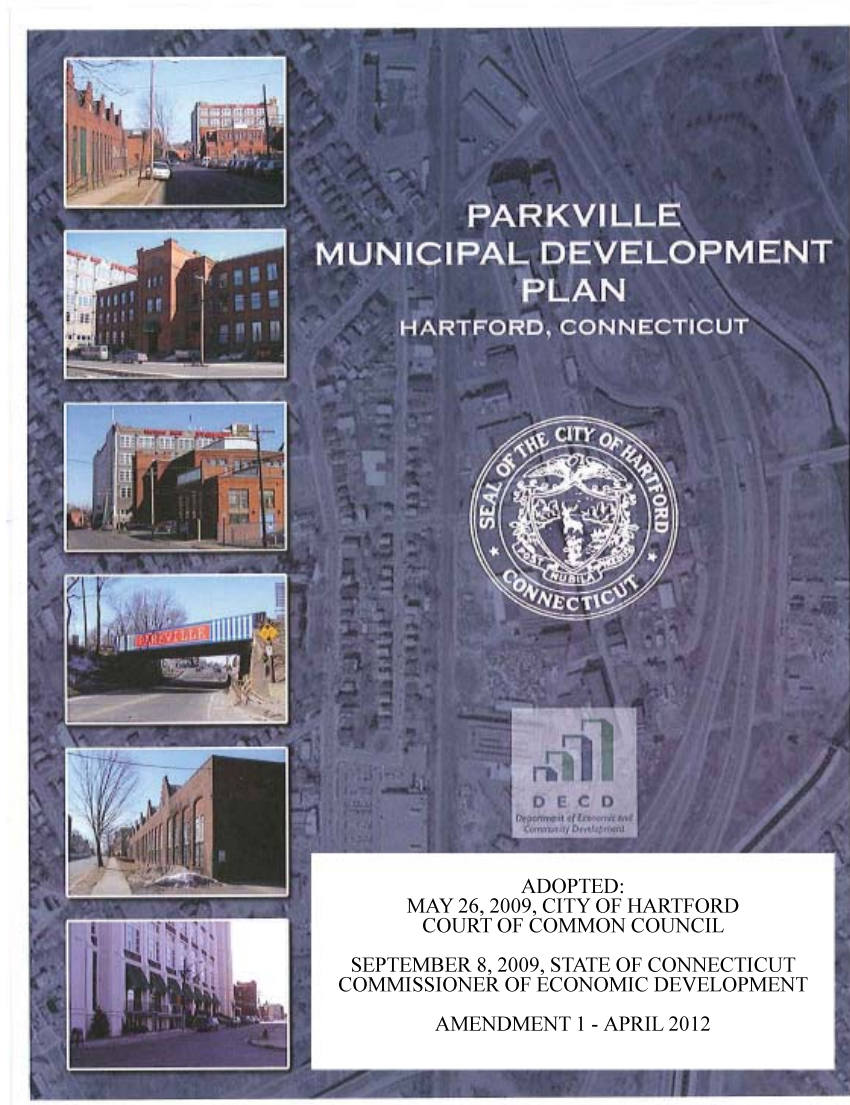
The 313-acre Parkville Municipal Development Plan (MDP) Project Area is among the largest urban MDP's in Connecticut. Located in a neighborhood on the west side of Hartford that is a mix of small businesses, industry, offices and residences, it has direct access from I-84 and will have a terminal on CT fastrack busway between New Britain and Hartford. Milone & MacBroom, Inc. was retained to prepare an amendment that expanded the boundaries of this MDP and to guide the local approval process.

SERVICES PROVIDED:

- Amendment Preparation

CLIENT:

City of Hartford
Hartford, Connecticut



Connecticut Housing Finance Authority (CHFA) Portfolio Review Eastern Connecticut

The Connecticut Housing Finance Authority (CHFA) Portfolio Review assessed the condition and marketability for each of the CHFA's housing developments in 25 towns in Eastern Connecticut, including New Britain and Hartford. The analysis included on site, exterior conditions assessments for each property and comparative analysis for a minimum of five competitive complexes. These properties were chosen from a Competitive Trade area defined by the project team for each of the properties. The condition analysis included both specific deterioration assessments to help assess required future maintenance and general condition of the housing developments and general neighborhood assessments were included to help determine marketability.

Additionally, rental rates were compared to the competitive trade area and to census demographics to gauge the marketability of the properties in the local area and the affordability of the units to potential residents. HUD and U.S. Census ACS data were both gathered, along with real estate data from various sources for the tract level, Town/ City level, and County level. Interviews with the facility managers and property managers of competitive sites were also used to determine affordability, market conditions, and redevelopment potential of each of the sites.

SERVICES PROVIDED:

- Property Condition Assessment
- Marketability Assessment Analysis

CLIENT:

AMS Consulting, LLC
Bridgeport, Connecticut



Downtown Revitalization & Municipal Development Plan Torrington, Connecticut

In an effort to revitalize the vibrancy of its central business district, the City of Torrington created a non-profit development corporation to manage the redevelopment process. The Torrington Development Corporation engaged Milone & MacBroom, Inc. to prepare a Municipal Development Plan (MDP) meeting the requirements of the Department of Economic and Community Development (DECD). The planning process included preparation of a market study and development of a master plan. The plan analyzed existing land use patterns, streets, utilities, traffic conditions, and formulated strategies to improve the downtown infrastructure to support expanded non-residential activity. The focus of the improvements were making the downtown more pedestrian friendly, providing connectivity to the Naugatuck River, and supporting the established art and performance venues.

Subsequently, the firm completed the preliminary design plans for the first phase of the streetscape and infrastructure improvements.

SERVICES PROVIDED:

- Survey
- Master Planning
- Civil Engineering/Site Design
- Environmental
- Landscape Architecture
- Public Outreach

CLIENT:

Torrington Downtown
Development Corporation
Torrington, Connecticut



Downtown Revitalization Naugatuck, Connecticut

Naugatuck enjoyed success as a center of industrial activity for almost a century in large part because of its easy accessibility both by rail and major highways. Following the departure of several major manufacturers, Naugatuck struggled with the reuse of the land. A developer was seeking to construct a mixed-use development that included retail, office, residential, and entertainment. Milone & MacBroom, Inc. was hired by the Naugatuck Economic Development Corporation to evaluate the viability of the developer's proposal, work with the local zoning commission to enable the development, and also prepare a Municipal Development Plan (MDP) in accordance with requirements of the Connecticut Department of Economic and Community Development.

Naugatuck created a non-profit development corporation to facilitate the public/private partnership between the developers' plans and ongoing plans for the Naugatuck River Greenway. Waterfront trails including pedestrian connections to the downtown area and the renovated railroad station were key factors in the planning process.

In addition to planning and design services, the firm completed an Environmental Impact Evaluation (EIE).

SERVICES PROVIDED:

- Planning
- Civil Engineering/Site Design
- Landscape Architecture
- Environmental

CLIENT:

Naugatuck Economic
Development Corporation
Naugatuck, Connecticut



Downtown Revitalization

Bristol, Connecticut

Milone & MacBroom, Inc. assisted the Bristol Downtown Development Corporation (BDDC) in an effort to revitalize downtown Bristol. The firm provided planning and administrative support services to the BDDC. The benefits of Bristol's downtown revitalization would extend to the entire community by affording significant job growth and economic development opportunities while increasing the local tax base. The revitalization effort would also capitalize on regional and national trends that demonstrate a strong market desire for a return to downtown living, especially in smaller, boutique city such as Bristol.

Project activities included the following:

- Developer Selection
- Community Visioning
- Site Occupancy Issues
- Removal of Structures
- Interim Uses
- Transportation Linkages
- Grant Assistance

Subsequently, the mixed-use redevelopment is known as Depot Square.

SERVICES PROVIDED:

- Planning
- Public Outreach

CLIENT:

Bristol Downtown
Development Corporation
Bristol, Connecticut



Storrs Center Development

Mansfield, Connecticut

Milone & MacBroom, Inc. assisted the Town of Mansfield and the Mansfield Downtown Partnership in preparation of a master plan for the revitalization of downtown Storrs. Storrs Center is a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. The goal of the project was to create a vibrant downtown that supports a mix of residential and commercial uses typically found in collegiate communities and in the center of traditional New England communities.

The town's Plan of Development, prepared in the early 1970's, identified the need to have a viable and identifiable downtown. Several studies in the subsequent three decades made similar recommendations. The firm analyzed the existing conditions of the downtown area, researched the market conditions, developed a targeted market strategy, and prepared a master plan including a development strategy for implementation. Public participation was part of the planning process and the firm conducted a public workshop.

During the construction phase of this project, the firm worked with businesses affected by activity and assisted them with relocation efforts.

This project is the recipient of the "2013 Award of Excellence: Economic and Business Development" from the Connecticut Main Street Center.

SERVICES PROVIDED:

- Master Planning
- Economic Development
- Public Outreach

CLIENT:

Town of Mansfield /
Mansfield Downtown Partnership
Mansfield, Connecticut



Demographic & Housing Analysis Greenwich, Connecticut

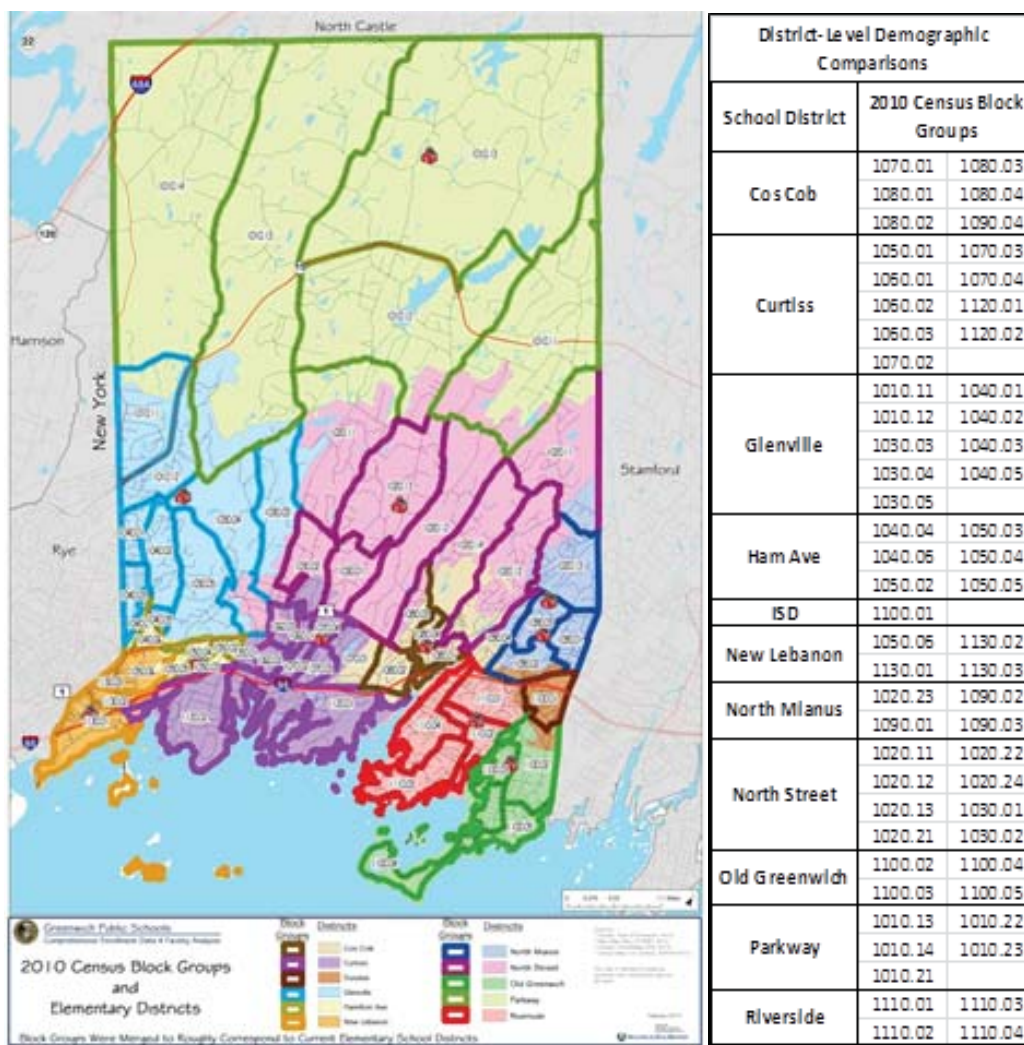
As part of a public schools enrollment analysis, Milone & MacBroom, Inc. conducted an analysis of Census Block Group level data to understand population and housing trends at the neighborhood school district level. Factors and trends analyzed included change in total population by age and sex, school-age population, population density, student language skills, housing unit change by type and tenure, and change in household characteristics. The demographic and housing analysis, along with an analysis of real estate trends and enrollment patterns, informed enrollment projections by school for the Greenwich Public Schools district.

SERVICES PROVIDED:

- Demographic & Housing Trends Analysis
- GIS
- Real Estate Trends Analysis

CLIENT:

Greenwich Public Schools
Greenwich, Connecticut



Westbrook & Bowles Park Public Housing Transformation Plans Hartford, Connecticut

As part of a planning project team, Milone & MacBroom, Inc. assisted the Hartford Housing Authority in conducting a public planning process for the redevelopment of two public housing properties. Milone & MacBroom, Inc. helped facilitate public input into the planning process, assisted in analyzing existing conditions, and contributed to the development of preferred conceptual plans. These analyses and concept plans were incorporated as exhibits into a request for proposals for a developer.

SERVICES PROVIDED:

- Public Planning Process
- Existing Conditions Analysis
- Conceptual Plan Development

CLIENT:

International Management & Consulting / Hartford Housing Authority



References

Property Condition Assessment & Neighborhood Revitalization Strategies Report

Please feel free to contact any of the following in regards to our services:

Mr. Roger O'Brien
Former Hartford Director of Planning (retired)
O'Brien & Marmo Associates
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(203) 314-1370
roger-obrien@att.net

Mr. Wayne Benjamin
Director of Economic Development
City of Hartford
Economic Development Division
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Hartford, CT 06103
(860) 757-9077
wibenjamin@hartford.gov

Mr. Bill Baxter
Interim Executive Director
Torrington Development Corporation
140 Main Street, Room 312
Torrington CT 06790
(860) 482-6077
Baxter@torringtondevelopment.org

Ms. Sandrine Thibault, AICP
Comprehensive Planner
City of Burlington
149 Church Street
Burlington, VT 05401
(802) 865-7193
sthibault@ci.burlington.vt.gov

Parish & Weiner, Inc.

Parish & Weiner, Inc.

Business District Revitalization Projects*

Amsterdam, New York
Ansonia, Connecticut
Beacon, New York
Bayshore, New York
Camden, New Jersey
Cleveland (University Circle), Ohio
Croton-On-Hudson, New York
Derby, Connecticut
Far Rockaway, New York
Fort Wayne, Indiana
Freeport, Long Island, New York
Glen Cove, Long Island, New York
Greenburgh, New York
Greenport, Long Island, New York
Haverhill, Massachusetts
Hoboken (Waterfront), New Jersey
Hudson, New York
Huntington Station, L I, New York
Jersey City (Waterfront), New Jersey
Kansas City, Missouri
Kingston, New York
Middletown, Connecticut
Middletown, New York

Mt. Vernon, New York
New Britain, Connecticut
New Brunswick, New Jersey
New London, Connecticut
New Rochelle, New York
Niagara Falls, New York
Norwalk, Connecticut
Nyack, New York
Painted Post, New York
Pawtucket, Rhode Island
Peekskill, New York
Port Chester, New York
Port Jefferson, Long Island, New York
Port Jervis, New York
Poughkeepsie, New York
Providence, Rhode Island
Springfield, Massachusetts
Tarrytown, New York
Village of Hempstead, L.I., New York
Waterbury, Connecticut
White Plains, New York

* These include projects supervised by principals of the firm while officers of Raymond, Parish Pine & Weiner Inc., a predecessor of the current firm.

Saratoga Associates

SARATOGA ASSOCIATES

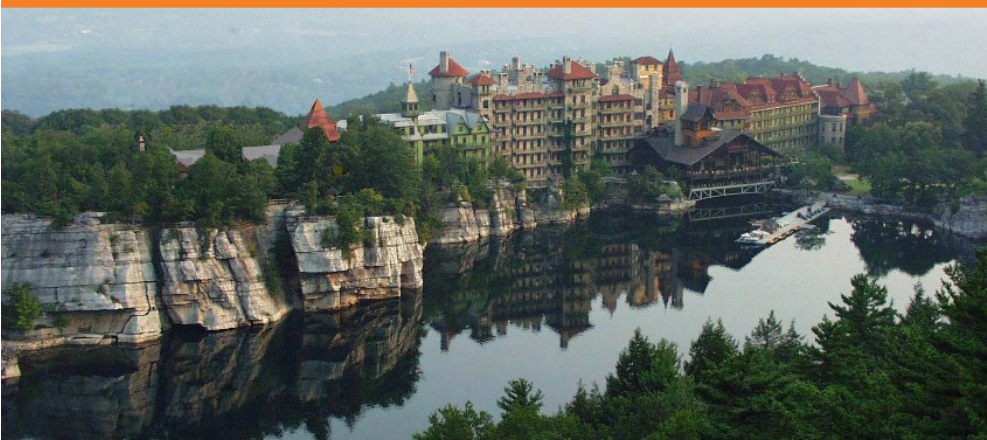
Landscape Architects, Architects,
Engineers, and Planners, P.C.



CREATING COMPELLING DESTINATIONS...



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T • 518 587 2550
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SYRACUSE

109 South Warren Street,
Suite 400
Syracuse, NY 13202
T • 315 288 4286
F • 315 214 7033

www.saratogaassociates.com

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FIRM PROFILE



FIRM PROFILE

Saratoga Associates is a multi-disciplinary, professional planning firm with over 40 years in providing planning, landscape architecture, architecture and engineering services throughout the Northeast. Saratoga currently employs a professional, technical and support staff of approximately 25 individuals.

Our firm has experience on projects ranging from comprehensive plans, to interior plans, to stormwater management and historic preservation plans. As one of the top planning firms in the northeastern United States, Saratoga Associates has extensive expertise bringing together diverse groups of stakeholders and creating a shared vision based on complementary values and needs.

FIRM PHILOSOPHY

We believe in the transformative power of place. As landscape architects, architects, engineers and planners, we see what happens when projects are carried out with imagination, intelligence, technical mastery, and a strong environmental conscience: people's lives are richer and more productive and their communities are both stronger and greener.

OUR COMMITMENT TO YOU

In creating compelling destinations, enriching communities and safeguarding special places treasured for their historic, cultural or natural importance, our commitment to our clients' success remains the same. We take pride in our long-term client relationships, which are built on years of confidence and collaboration. We strive to offer our clients dedicated, timely and cost-effective services with the objective of delivering experienced staff and customized recommendations that meet the clients' specific project needs. Many of these client relationships are ongoing, with clients periodically returning for additional planning advice or for us to design the facilities we have planned.

SARATOGA
ASSOCIATES

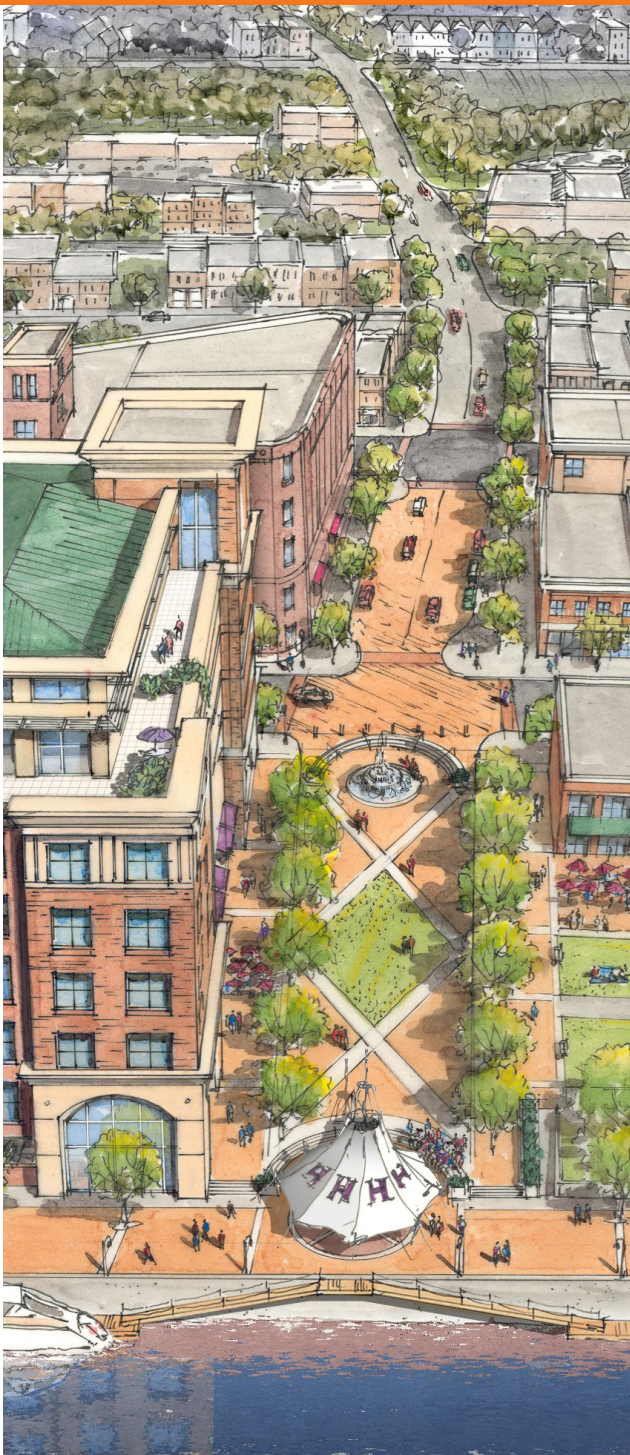
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FIRM PROFILE



PRACTICE AREAS

- **URBAN PLANNING**
Saratoga Associates approaches urban planning with multi-disciplinary resources and collaborative teams to assemble the research, analysis, mapping, design and public communication skills necessary to meet our clients' goals and objectives.
- **PARKS AND PUBLIC LANDSCAPES**
Support for greenways, linked recreational systems, and high-performance landscape has evolved with new models of management and funding. At Saratoga, we create coherent, identifiable places across the varying scales of gardens, streetscapes, plazas, campuses, municipal parks and regional systems.
- **COMMUNITY PLANNING**
We have the planning and political know-how to ease the strains that so many towns face: loss of tax base and population at one end of the spectrum, and runaway sprawl at the other.
- **DOWNTOWN REVITALIZATION**
Saratoga Associates offers a variety of services to help governments and downtown business organizations create a vision and the support for renewal of their Main Street and neighborhood commercial districts as the civic, social and economic center of the community.
- **WATERFRONT REVITALIZATION**
Saratoga Associates has helped many communities create new uses that reconnect their citizens to the local riverbanks, canals or lakefronts, a shift that creates civic energy, focus, and economic potential.
- **REGULATORY SERVICES**
With nationally recognized experts on staff, we are able to guide project sponsors smoothly through the regulatory process. We are also leaders in the field of visual-impact assessment, an increasingly important tool in that process.
- **BROWNFIELD REDEVELOPMENT**
As the nation moves toward a post-industrial economy, many former manufacturing sites and working waterfronts lie abandoned or underutilized. Saratoga Associates can put together a plan that integrates the market, environmental and physical planning components for productive re-use.

SARATOGA
ASSOCIATES

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PORT CHESTER, NY



TOWN OF PORT CHESTER, NY

Saratoga Associates is a multi-disciplinary, professional design firm with over 40 years of experience providing planning, architecture, landscape architecture and engineering services throughout the Northeast. A key component of those services is building assessment underlying three of their important practice areas: historic preservation, community planning and higher education planning and design.

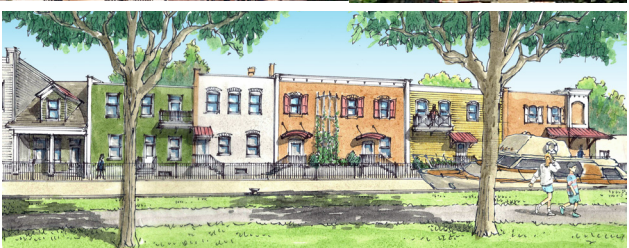
HISTORIC PRESERVATION.

Building assessment is important to both technical preservation such as restoration of historic buildings and planning, and delineation and descriptions of historic districts. Saratoga Associates is currently working with the New York State Office of Parks, Recreation and Historic Preservation on the exterior of the Mills Mansion in Staatsburg, New York. Saratoga has also assessed conditions for such restorations as the Canfield Casino in Saratoga Springs, NY, and the National Museum of Dance and City Hall, also in Saratoga Springs, NY. Building assessment at a preservation planning level requires less attention to detail and more of an educated first impression. When working on a historic-district level, exterior elements are all that can be used to diagnose building conditions. Saratoga has used this level of assessment for the community of Amherst, NY and the city of Poughkeepsie, NY.



COMMUNITY PLANNING.

Building assessment is important in community planning to identify general district and neighborhood conditions. Assessments can lead to the targeting of grants or low interest loans to improve appearances and re-instill pride in neighborhoods. Assessment can identify common components in need of help, and guide the development of physical improvement guidelines and the design of infill structures. Saratoga has led these efforts in the communities of the Hamlet of Brentwood & Central Islip, NY, the City of Hudson, NY, the City of Saratoga Springs, NY and the Village of Irvington, NY



HIGHER EDUCATION.

College campuses have many characteristics similar to a community or neighborhood: first impressions are important; the facilities support basic program requirements of shelter, food, education (commerce) and recreation. It is important to identify, prioritize and repair the conditions of building facades in order to provide a sense of community and orderliness both to inhabitants and visitors. Saratoga has provided these “first impression” assessments as part of master planning projects on campuses across the country. Higher Ed clients in the Hudson valley include Mount Saint Mary College in Newburgh, Hudson Valley Community College, and the Culinary Institute of America in Hyde Park.



Westchester County Clients & Projects

Property Condition Assessment & Neighborhood Revitalization Strategies Report

The following is a list of our current projects with clients in Westchester County.

<u>Project</u>	<u>Client</u>
Ambassador at Scarsdale	Renamba, LLC
Harrison Train Station Mixed Use Development	AvalonBay
Neri Mixed Use Development & Parking Structure	Neri's Bakery Products, Inc.
Buena Vista Teutonia Development	Kohl Construction
Conceptual Master Plan for Highland Avenue Property	Town of Eastchester
Numerous Water Resource Projects in Various Counties in New York (On-Call Contract)	New York City Department of Environmental Protection

Milone & MacBroom, Inc. does not anticipate any conflict of interest or appearance of impropriety if our firm is selected to work with the Village of Port Chester.

Litigation Statement

Property Condition Assessment & Neighborhood Revitalization Strategies Report

Milone & MacBroom, Inc. has not been involved in any material litigation over the past three (3) years or in the firm's history that involved the firm or any of its affiliates, a parent company, or any officer or principal.

**THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT**

THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION
IS GRANTED WHICH ENTITLES

MILONE & MACBROOM INC PC
99 REALTY DRIVE
CHESHIRE, CT 06410-0000

TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF NEW YORK FOR
THE PERIOD 08/01/2012 TO 07/31/2015.

D. E. Lentivech

DOUGLAS E LENTIVECH
DEPUTY COMMISSIONER
FOR THE PROFESSIONS

CERTIFICATE NUMBER
0009395



John B. King Jr.
JOHN B KING JR
PRESIDENT OF THE UNIVERSITY
AND COMMISSIONER OF EDUCATION



CERTIFICATE OF LIABILITY INSURANCE

MILON-1

OP ID: BS

DATE (MM/DD/YYYY)

06/30/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Drescher Insurance Agency 92 Main Street Cheshire, CT 06410 David K. Drescher	Phone: 203-272-2122 Fax: 203-272-2126	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Milone & MacBroom, Inc. 99 Realty Dr. Cheshire, CT 06410	INSURER A: Peerless Insurance	INSURER B:	INSURER C:
	INSURER D:	INSURER E:	INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC			BZS55578501	06/30/2013	06/30/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BAS55578501	06/30/2013	06/30/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10000			USO55578501	06/30/2013	06/30/2014	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Com Ops \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	XWW55578501 NY IS INCLUDED	06/30/2013	06/30/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Evidence of Coverage

CERTIFICATE HOLDER**CANCELLATION**

EVICOV1 Evidence of Coverage Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE David K. Drescher
------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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CORRESPONDENCE



**Mellor Engine &
Hose Co. No 3, Inc.**

**P.O. BOX 575
PORT CHESTER, NEW YORK 10573**

Received

JUL 8 2014

Village Clerk
VILLAGE OF PORT CHESTER

Leslie Murphy, *President*
Christopher Sandor, *Vice President*
John Colucci, *Treasurer*
Michael Leon, *Secretary*

Fred Myers, *Captain*
Luis Marino, *1st Lieutenant*
John Scullion, *2nd Lieutenant*
Frank Gordiski, *Sergeant*
Peter Mutz, *Chief Driver*

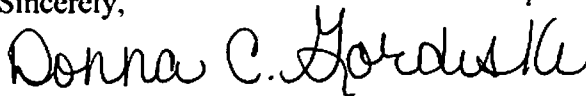
June 5, 2014

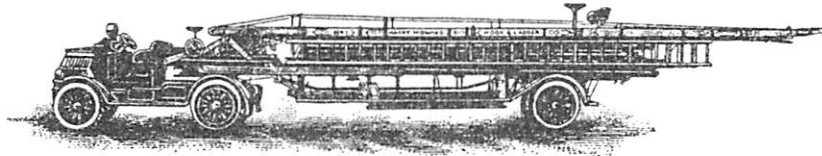
Village of Port Chester
Village Clerk
222 Grace Church St.
Port Chester, New York 10573

To whom it may concern:

Michael Leon has resigned from active membership from the Port Chester Fire Department; please remove him from active rolls. We have admitted him to our Honorary membership. Michael's badge should be returned to the Village in a timely fashion.

Sincerely,


Donna C. Gordiski
Secretary



HARRY HOWARD HOOK & LADDER CO. NO. 1
PORT CHESTER, N.Y. 10573

Received
JUL 15 2014
Village Clerk
VILLAGE OF PORT CHESTER

C-2

July 11, 2014

Honorable Mayor Neil J. Pagano and
Members of the Village Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573
Attn: Janusz Richards – Village Clerk

Re: Election of New Member
Matthew Pagni

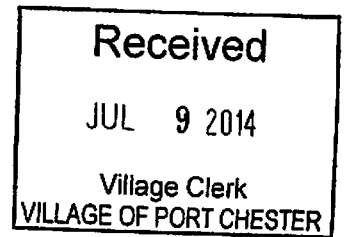
Dear Mayor Pagano & Members of the Board

The purpose of this letter is to inform you that on July 8, 2014 at the regularly scheduled monthly meeting of the Company, the members of Harry Howard Hook & Ladder Company #1 unanimously voted for the acceptance of Matthew Pagni who resides at 106 Perry Ave., Port Chester, NY 10573 to active membership in our Company.

Sincerely,

NEIL J. PAGANO
Secretary

cc: Matthew Pagni
106 Perry Ave.
Port Chester, NY 10573



July 8, 2014

Village of Port Chester
222. Grace Church St.
Port Chester, NY 10573

To whom it may concern:

We would like to request permission to block off Linden Street for a Block Party on Saturday, August 30, 2014. The hours would be from 4:00 pm to 10:00 pm.

As we have done in the past, we would block the street from the end of the Presbyterian Church parking lot so that it would not cause a problem for them. The Village has provided the barricades for this in the past.

Thank you for your review of this matter. Please contact me if there are any questions or concerns.

Sincerely,

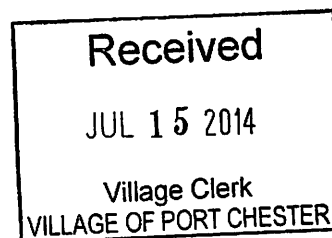
A handwritten signature in cursive script that reads "Andrea Winchester".

Andrea Winchester
7 Linden St.
Port Chester, NY 10573

939-6483 home

VILLAGE OF PORT CHESTER BOARD OF ETHICS

Joan M. Di Buono, Chairwoman
Rabbi Jaymee Alpert
Alex Payan
Evelyn Petrone, Esq.



Anthony M. Cerreto, Village Attorney, Counsel

MEMORANDUM

C-4

TO: Mayor Neil Pagano & Board of Trustees
FROM: Port Chester Board of Ethics
DATE: July 15, 2014
RE: Ethics Training

Gentlemen:

Presently, Ethics Training to be held on October 2, 2014 is specifically for the Port Chester employees; via this memo we are requesting your approval to include the Port Chester Boards, Commissions and Committees.

Your approval is very much appreciated.

Thank you for your time.

Sincerely,

Joan M. Di Buono

Joan M. Di Buono
Chairwoman, Board of Ethics

cc: C. Steers, Village Manager
A. Cerreto (on BOE list)
BOE Members



12 de Julio, 2014

Mayor Neil J. Pagano
& Village Board
222 Grace Church Street
Port Chester, NY 10573

Dear Mayor Pagano and Board of Trustees:

On Behalf of the Centro Cultural Bolivia, we are once again seeking permission to place a banner across Westchester Ave and Main Street to advertise this year's parade. The information as in the past would read: the date, the place and the name of the signs of companies sponsoring the banner.

If the permission is granted, we are also seeking permission for the Village Highway Department to place the sign for us. The Parade date is August 24th.

Thank you for your attention to this request.

Attn:


Vladimir Molina
Chairman


René Iglesias
Vice-Chairman

Centro Cultural Bolivia Port Chester, New York
85 So. Regent St. Port Chester, NY, 10573
T: 203-918-3010; T: 914-417-8643; T: 914-469-6421
Centroculturalbolivia@live.com

Emailed Mayor 7/17/14

Port Chester - Rye Brook Public Library

1 Haseco Avenue
Port Chester, New York 10573
914-939-6710

ROBIN LETTIERI, Director
VERONICA O'CONNOR, President

VILLAGE OF PORT CHESTER

JUL 17 2014

RECEIVED

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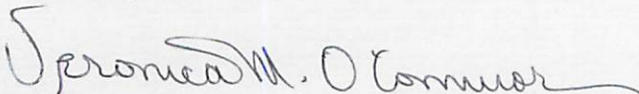
Honorable Neil Pagano, Mayor
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573
July 14, 2014

Dear Mayor Pagano,

The Board of Trustees of the Port Chester-Rye Brook Public Library requests that the Village provide parking enforcement for vehicles parked overnight in the Library lot. We further request that the Village Board of Trustees seek the legal opinion of Village Attorney, Anthony Cerreto, to address this matter.

Thank you for your consideration of this request.

Sincerely,



Veronica M. O'Connor
President
Board of Trustees, Port Chester-Rye Brook Public Library

Cc: Robin Lettieri, Director, Port Chester-Rye Brook Public Library
Honorable Trustees; Adams, Brakewood, Ceccarelli, Kenner, Marino, Trenzi
Anthony Cerreto, Village Attorney

PARK COMMISSION
Port Chester, NY 1053

July 16, 2014

Mayor Neil Pagano and the Board of Trustees,

The Park Commission at their recent meeting discussed the location of the horse trough that was moved from the traffic island on North Regent Street to Lyon Park.

The Commissioners, although they realize this matter is not within their realm of authority because it does not involve a park, feel that the trough, a part of Village history, is in an area of the park that is not visible to the general public. We would like to make a suggestion that this trough be moved to an open area. Our suggestion is the traffic circle at Browndale Place.

This trough, a party of Village history, is one of only two remaining in Port Chester and we would like to share it with not only our residents but those who may be passing by. We ask for your consideration in accomplishing this by moving this horse trough to make it more visible.

Very truly yours,

Jerry Terranova

Jerry Terranova and the
Park Commission

/vs

**PUBLIC COMMENTS
AND
BOARD COMMENTS**

**PROPOSED MOTION
FOR
EXECUTIVE SESSION**