

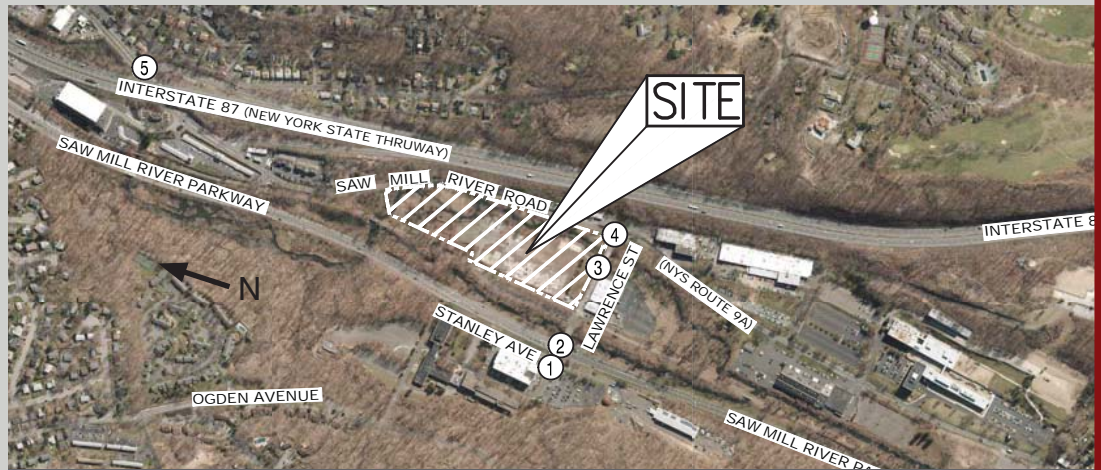
# FERRANDINO & ASSOCIATES INC.

*VISIONARY PLANNING • MOVING FORWARD*

## ENVIRONMENTAL REVIEW UNDERWAY FOR THE *JEFFERSON@SAW MILL RIVER*, A PROPOSED RESIDENTIAL DEVELOPMENT IN THE TOWN OF GREENBURGH

F&A is leading a team currently representing the Greenburgh Town Board in the SEQR review of the controversial *Jefferson@Saw Mill River*, a four story, 272 unit market-rate rental building and related improvements at One Lawrence Street, abutting the Villages of Ardsley, Dobbs Ferry and Hastings. The project requires several approvals including site plan, special use permit and area variances, steep slope and wetland/watercourse permits. The site is contaminated from its previous use as a chemical plant as part of the Akzo Nobel assemblage and the developer, JPI Multi-Family Partners LLC of Irving, Texas, proposes remediation through the NYS Department of Environmental Conservation's Brownfields Cleanup Program. Additionally, the project will require disturbance of a regulated wetland/watercourse buffer area for the Saw Mill River on the project site as well as significant disturbances on steep to excessively steep slopes. The site is in close proximity to several projects either recently approved, or in process.

F&A, along with sub-consultant D&B Engineers, P.C. and Stephen Tilly, Architect, is assisting the Town in the environmental review process and overall compliance with SEQR, including review of the site plan, special permit, variances and permits before several Greenburgh Town boards. Detailed review is expected to begin with project scoping in early 2016.



Site of Proposed Project in Greenburgh, NY

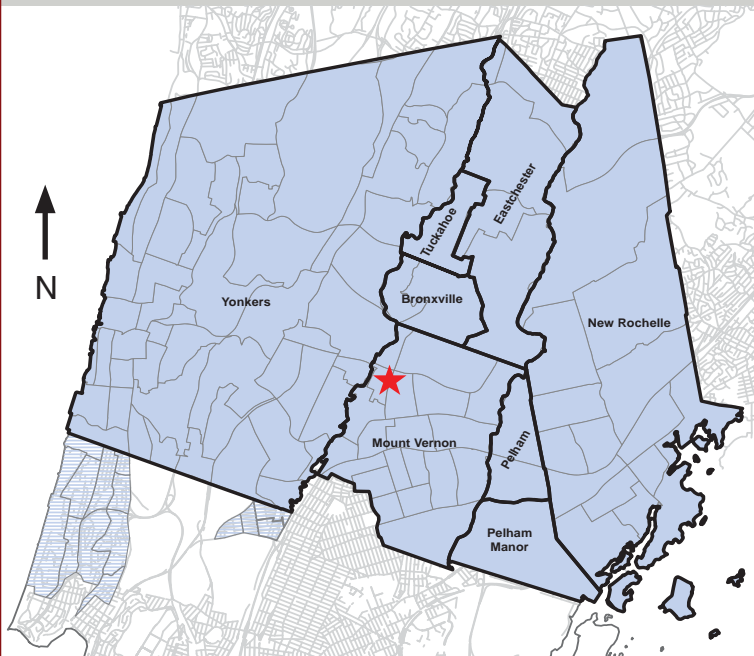


Rendering of Proposed Project Along Saw Mill River Road (Route 9A)



## F&A PREPARING ENVIRONMENTAL DOCUMENTATION AND MARKET STUDY FOR MARKET RATE HOUSING DEVELOPMENT IN SOUTHERN WESTCHESTER

F&A is currently preparing environmental documentation for a new residential development, ***The Enclave at Fleetwood***, located in Mount Vernon, adjacent to the Fleetwood Metro-North train station. The proposed project consists of five residential buildings, on two separate sites, with four five-story buildings and one building which is four stories in height, totaling 179 units with 179 parking spaces. ***The Enclave at Fleetwood I*** (645 North MacQuesten Parkway) will consist of two buildings while ***The Enclave at Fleetwood II***, pictured below (525 North MacQuesten Parkway) will contain three buildings. Enclave I will contain 32 1-bedroom units renting for \$1,550 and 40 2-bedroom units renting for \$2,225. Enclave II will contain 47 1-bedroom units renting for \$1,550 and 60 2-bedroom units renting for \$2,225.



F&A also prepared a market study for the project, utilizing a defined market area, pictured to the left. The market study concluded that ***The Enclave***, which features high-end finishes, convenient rail and road access to New York City and White Plains and competitive rents, would likely attract millennial renters to Mount Vernon, from a market area which also includes Yonkers, Tuckahoe, Eastchester (unincorporated area), Pelham, Pelham Manor, New Rochelle and selected neighborhoods in the North Bronx.

***The Enclave*** will introduce new market rate housing and enhanced spending power to the area, supplementing an aging housing stock and enhancing neighborhood character. The project will be going before the City's land use boards in early 2016.

Market Area and Site of Proposed Project in Mount Vernon



Rendering of Portion of Proposed Project Along North MacQuesten Parkway

## PLANNING BOARD COMPLETES ENVIRONMENTAL REVIEW FOR A COSTCO SUPERSTORE AND FILLING STATION IN THE TOWN OF YORKTOWN

As part of an Environmental Impact Statement prepared for the Breslin Realty Corporation of Garden City, New York, F&A conducted a retail market analysis and commercial character assessment to examine potential economic and fiscal impacts of a proposed 150,000 square foot Costco Wholesale Club Store and filling station in the Town of Yorktown in northern Westchester County. 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 on nearby retail hamlets.



Site Plan for Proposed Costco in Yorktown Heights, NY

Working with TRC Engineers, of Hawthorne, NY, the firm also examined visual impacts of the store, depicted in the image to the right, on the surrounding area as well as compliance with the Town’s Comprehensive Plan. SEQR has been completed, a special permit for the filling station has been approved and the Site Plan was approved by the Yorktown Planning Board in November 2015, following about six years of review by the Town.

The project has been challenged in court, via an Article 78 proceeding (*Yorktown Smart Growth, Vincent Scotti, Yorktown Gas Mart, Inc. et. al vs. The Town of Yorktown, The Town Board of Yorktown, the Planning Board of Yorktown, Breslin Realty Assoc. et. al.*). F&A is currently serving as expert witness on the client’s behalf in defense of the lawsuit, which is pending.

## ENVIRONMENTAL REVIEW FOR A MIXED USE RETAIL/RESIDENTIAL DEVELOPMENT IN MOUNT VERNON’S SOUTH FOURTH AVENUE/EAST THIRD STREET URBAN RENEWAL AREA MOVES FORWARD



Blight Area Study Photo in Urban Renewal Area



Rendering of Proposed Development in Urban Renewal Area

An Environmental Impact Statement (EIS) as part of the Preliminary Development Concept Plan approval for **The Pointe**, a mixed-use redevelopment project in Mount Vernon’s south side, is underway, following approval of the scoping document in December 2015. **The Pointe** is the first phase of redevelopment under the South Fourth Avenue-East Third Street Urban Renewal Plan, which was prepared by F&A for the City and adopted by the City Council in late 2014.

The project will consist of one phase, with two separate stages. Stage I includes two buildings: Building A will consist of 295,000 sf on 11 floors containing 41 underground parking spaces, approximately 30,000 sf of ground floor retail and 210 affordable apartments; Building B will consist of approximately 87,000 sf on 9 floors containing approximately 100 apartments, with a total of 125 assisted living beds to be operated as an assisted living facility.

Stage II will consist of: Building C with approximately 95,000 sf on 7 floors containing 56 affordable apartments; Building D will be 242,000 sf of municipal parking garage containing up to 630 parking spaces on 6 floors and 12,660 sf of ground floor retail space on South Fourth Avenue. A public garden (privately owned and operated) will be built next to the parking garage.

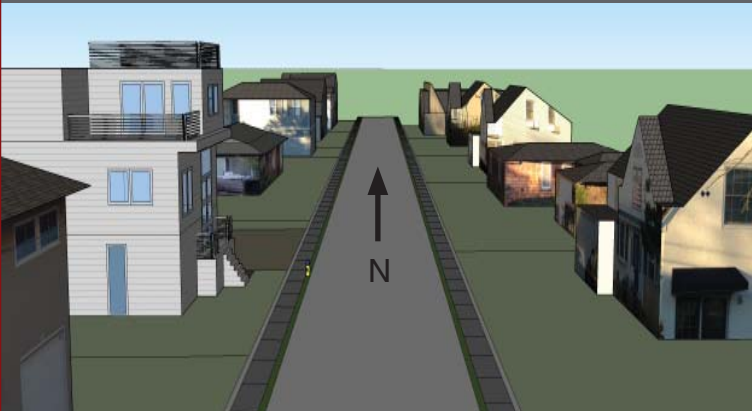
Issues being analyzed in the EIS include land use and zoning, urban design, transportation, parking and municipal services. The site specific Draft Environmental Impact Statement (DEIS) is being prepared by F&A for submission to the City in mid-2016.



## CONSTRUCTING A 3D BUILDING MODEL WITH PHOTO SIMULATIONS, F&A PRESENTS EXPERT TESTIMONY TO TOWN OF HEMPSTEAD ZONING BOARD



Subject Property in Lido Beach, NY



Neighboring Properties Looking North From Subject Property

Working with Long Island based attorneys at Farrell Fritz, P.C., F&A recently provided expert testimony on behalf of a private client, in opposition to the proposed construction of a three-story residence in the Lido Beach section of the Town of Hempstead. The proposed residence, adjacent to the client's home, would require multiple area variances, for height, front and rear yard setbacks. The expert testimony, presented by the firm's principal and submitted to the Zoning Board of Appeals of the Town of Hempstead, NY, in December 2015, included constructing a 3D model of the subject property along with adjacent properties. The 3D Model, constructed by F&A planner **Samuel Nourieli**, includes photo simulations wrapped around the surrounding properties to provide a realistic view of how the proposed residence would appear in the neighborhood.

As depicted in the renderings, the proposed new building would tower over neighboring homes and the proposed lot coverage of the residence would set a questionable precedent for future development in the immediate vicinity. A decision on whether to grant the requested variances is expected in early 2016.

## ENVIRONMENTAL REVIEW UNDERWAY FOR INNOVATIVE MX-1 MIXED USE COMMERCIAL CORRIDOR DISTRICT REZONING NEAR THE MOUNT VERNON CENTRAL BUSINESS DISTRICT

Under contract to the City of Mount Vernon and in conjunction with two private developers, F&A developed a hybrid form-based code for a new mixed-use Commercial Corridor District (MX-1 District) along East Third Street in 2015. At present, the 21-acre area contains a variety of uses, including residential, commercial and retail, mixed-use, manufacturing and vacant and undeveloped land. Many of the properties are non-conforming, in poor or deteriorated condition, or are vacant or underutilized.

F&A senior planner and project manager **Carolyn Worstell** noted that the MX-1 Commercial Corridor District would permit mixed-use development comprised of mixed income ownership and rental housing with ground floor retail/commercial space, as well as offices and associated off-street parking. The new district, depicted in the map to the right, includes graduated building envelope maximums and minimums based upon lot size and frontage, density bonus incentives, and design and green building requirements.



Boundary of MX-1 Mixed Use Commercial Corridor District in Mount Vernon, NY

The environmental review is underway. In compliance with SEQR regulations, F&A is preparing a Draft Generic Environmental Impact Statement (DGEIS) for the district, in anticipation of several new projects coming forth in conformity with the new zone.