

# THE LANDING HOMEOWNERS ASSOCIATION

Dobbs Ferry, New York

On retainer to The Landing Homeowners Association (HOA), F&A prepared written testimony analyzing the EIS 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 EIS 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.



Rendering of the proposed Mercy College dormitory

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 EIS, 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. The number of units was reduced by 10 percent as a result of expert testimony provided.