

FERRANDINO & ASSOCIATES INC.

VISIONARY PLANNING · MOVING FORWARD

MOUNT VERNON CITY SCHOOL DISTRICT MOVES AHEAD TO IMPLEMENT ITS VISION 2020 PLAN

F&A was retained by the Mount Vernon School District to prepare environmental documentation for the acquisition of property for 4 district schools: Traphagen Elementary School, Nelson Mandela School, Pennington School and Cecil F. Parker School, as part of its *Vision 2020* School District Improvements Plan. F&A prepared separate Environmental Assessments for the acquisition of 9 properties and the construction of a temporary playground at the Parker School and addenda supporting the Board of Education's Determination of No Significance which examined the zoning, land use & public policy, community character, transportation, energy, water, natural resources and human health impacts of the Proposed Action. At a future date the School District will expand recreation and educational facilities on these properties, including new soccer fields, basketball courts and playgrounds, which will require separate environmental review under SEQR.

Targeted for Acquisition: former commercial nursery adjacent to Pennington School.



Targeted for Acquisition: vacant property adjacent to Traphagen Elementary School.



Targeted for Acquisition: vacant residential/commercial property adjacent to the Cecil F. Parker School.



Targeted for Acquisition: vacant property on Lincoln & Gramatan Avenues, adjacent to Nelson Mandela School.



AFFORDABLE HOUSING MARKET STUDIES

F&A is one of a select number of firms pre-qualified by NYS Homes & Community Renewal (HCR) to prepare market studies for NYS Housing Trust Fund (HTF) and Low Income Housing Tax Credit (LIHTC) funded projects.

For the 2017 funding round, the firm prepared the following market studies:

Amagansett, NY

An update for the **East Hampton Housing Authority** to construct 38 units of affordable housing for families, in the hamlet of Amagansett, in the Town of East Hampton, NY. The mixed-use development will also include:

- 4 commercial spaces, including a community service facility
- Passive House standard construction, which exceed Energy Star and most LEED performance standards
- 24 units with Transgenerational and Integrated Design, fully accessible to those with mobility impairments
- Solar-electric generation and on-site waste water treatment facility.

The project is currently before the East Hampton Planning Board for Site Plan Approval.

Freeport, NY

A market study for **Selfhelp Community Services Inc.**, a not-for-profit affordable housing developer and service provider, to construct 44 units of affordable senior housing in the Village of Freeport, NY. The mixed-income development will also include:

- 8 Place Based Housing Choice Vouchers
- 13 units in the Empire State Supportive Housing Initiative (ESSHI) for frail or disabled seniors with an unmet housing need.
- On-site social services and arranged recreation, educational and health and wellness activities
- Units will feature emergency pull cords, grab bars in the bathrooms, roll-in showers, monitoring capability and motion sensor activated lights.



Amagansett, NY, site of the proposed ESHA affordable housing project for families on Montauk Highway.

Castle Hill, Bronx, NY

For the **Mid-Bronx Desperados (MBD Housing Corp.) and Banana Kelly**, not-for-profit developers affiliated with the Trinity Lutheran Church, a market study to construct 55 units of affordable senior housing in the Castle Hill section of the Bronx, NY. The project will be comprised of studio and one-bedroom units and 8,000 square feet of community facility space that will be contributed to the adjacent Church.

Garvies Point, Glen Cove, NY

A market study for **Georgica Green Ventures, LLC and RXR Realty** for a multi-family mixed-income affordable housing project as part of the Garvies Point Master Development Plan. Garvies Point will re-invent the Glen Cove waterfront and transform a former Brownfield into a vibrant, active community accessible to everyone. The project will include new construction of 55 income-restricted units, for families, comprised of studios, 1, 2 and 3-bedroom units, that will replace a vacant lot in the heart of this up and coming community.

F&A HELPS CLIENT CLAIM VICTORY IN CONTROVERSIAL ZONING CASE

The firm's Principal routinely serves as an expert witness for land use planning, zoning and environmental matters in Federal Court, as well as in the Supreme Courts of Westchester, Rockland, Dutchess, Orange, Nassau, Suffolk and New York Counties, representing both municipalities and developers, including testimony as a qualified expert in several landmark cases.

BT Holdings vs. the Village of Chester

Working with attorneys Jacobowitz & Gubits, LLP, F&A prepared affidavits and provided expert testimony on behalf of the Client, BT Holdings LLC. of New York City, in connection with a breach of contract complaint before the Supreme Court of the State of New York, County of Orange, against the Village of Chester (*BT Holdings LLC. v. Village of Chester*). The Client's proposed project, which was initiated in 2004, is located in the heart of the Chester community and proposes a mix of housing consisting of 240 upscale townhomes designed specifically to appeal to empty nesters and young couples, and 100 affordable senior apartments for adults 55+ in age, with 20 percent set aside as affordable housing. A portion of the Client's property, which was located in the Town of Chester, was annexed to the Village. In the course of the annexation proceedings, a full SEQR review of the proposed project, the annexation and the proposed RM-N zoning district was undertaken. Following the annexation of the Client's property into the Village, the Village Board failed to enact any zoning for the newly annexed property for three years and then proposed zoning that was vastly different from what was studied. The Client sued the Village for breach of contract and a three week jury trial was held in November of 2017.



Project Site in Chester, NY

The expert testimony and reports provided by the firm detailed the statutory framework within which zoning and development of property occurs and examined the record in the context of proper development protocol. It concluded that the Village erred by failing to enact zoning on the Client's property. The firm's Principal testified in Court on behalf of the Client, who won the case and was awarded about \$5 million in damages.

F&A has been included in the NYS Empire State Development's (ESD) list of Pre-Qualified Real Estate Development & Planning Consultants for:

- Real Estate and Planning Advisory Services
- Financial and Economic Analysis
- Environmental Review
- Transportation Planning

ONGOING PROJECT HIGHLIGHTS

Greenburgh, NY:

The final alignment for the proposed water transmission line project sponsored by the Villages of Sleepy Hollow, Tarrytown and Briarcliff Manor, NY is currently being negotiated between the State DEC and Town of Greenburgh, NY. F&A is assisting Dolph Rotfeld Engineering P.C. in the preparation of environmental documentation under SEQR to support the project application before the Town of Greenburgh Planning Board. Approval is expected later this year.

Yonkers, NY:

F&A continues to work with the City of Yonkers to prepare its first ever *Assessment of Fair Housing (AFH) Plan*. This summer, and into the fall of 2017, the City has hosted several public and stakeholder meetings to get feedback and data to present a more complete picture of the state of Fair Housing in the City. A final public hearing on the draft AFH was held on November 16, 2017. The City will submit the AFH, one of the first completed in the nation under the new regulations, to HUD by the end of the year.

Mount Vernon, NY:

Under contract to the City of Mount Vernon and in conjunction with two private developers, F&A continues to develop a hybrid form-based code for a new mixed-use Commercial Corridor District (MX-1 District) on East Third Street by continuing the SEQR process.



Project Site, Greenburgh, NY

**May the spirit of the holidays be with
you throughout the coming year.**

**Thank you for your continued support and
partnership.**

Vince Ferrandino and Staff