

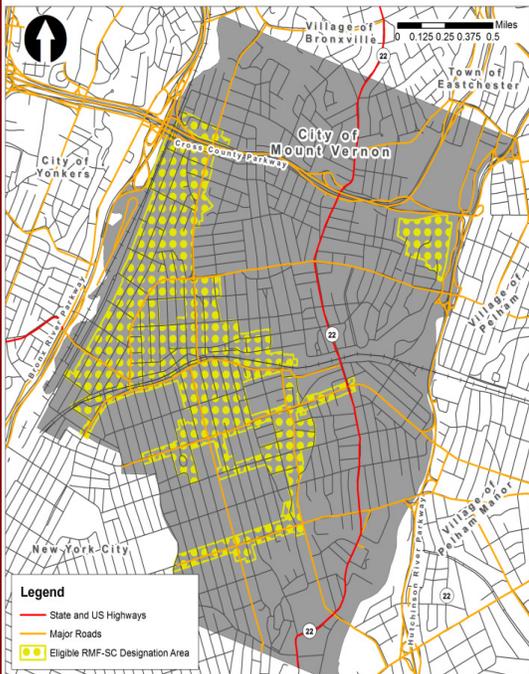
# FERRANDINO & ASSOCIATES INC.

## VISIONARY PLANNING ► MOVING FORWARD

**F&A COMPLETES GEIS FOR SENIOR CITIZEN FLOATING OVERLAY ZONE AND IS PREPARING ANOTHER FOR AN URBAN RENEWAL PLAN FOR THE CITY OF MOUNT VERNON, NEW YORK**

**INNOVATIVE MULTIFAMILY SENIOR CITIZEN FLOATING OVERLAY ZONE (RMF-SC) ZONING CODE ADOPTED IN MOUNT VERNON, NY**

Areas Eligible for RMF-SC Designation Map 3.1.2



City of Mount Vernon, New York  
Prepared by: Ferrandino & Associates Inc.  
Data Sources: City of Mount Vernon and Westchester County Data

**Map depicting eligible RMF-SC Designation Areas**

F&A was retained by two developers, with property and funding aligned, to develop much-needed affordable senior housing in the City of Mount Vernon, NY. To achieve this, F&A worked with the City Planning department to create a new zoning designation that encourages the construction of senior housing in the City, identified as a key objective of the Comprehensive Plan. The ordinance was created to foster the orderly development of senior housing within the City, replacing an ambiguous senior zoning designation, RMF-SC-25, which was applied as both an overlay zone and regular zoning district. The resulting RMF-SC zone, which won a planning 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.

F&A also prepared a Generic Environmental Impact Statement (GEIS) addressing the impacts of the recently adopted zone. Environmental analysis examined four prototypical housing sites close to shopping, mass transportation and other senior services, where elderly housing could be constructed provided it is compatible with the City's proposed Comprehensive Plan. Following the adoption of the new zone 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. A second senior development is in process.

### URBAN RENEWAL PLAN MOVES FORWARD ON MOUNT VERNON SOUTHSIDE



**Conceptual Rendering of Proposed Redevelopment on South Fourth Avenue and East Third Street**

In October 2012, the Mount Vernon City Council adopted a Blight Determination Study prepared by F&A for a ten acre area consisting of 64 parcels, serving as the basis for the South Fourth Avenue – East Third Street Urban Renewal Plan, as part of a partnership between the City and a private developer. The Plan, also prepared by F&A, includes a new urban renewal planned unit development overlay zone and urban design guidelines to accommodate mixed use development and public parking, just south of the Central Business District (CBD).

F&A is preparing a GEIS for the Urban Renewal Plan, which 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 Plan is slated to be adopted in early 2015, paving the way for private development in this long neglected area of the City.

**F&A IS CURRENTLY REVIEWING A NUMBER OF HIGH PROFILE PROJECTS UNDER SEQR.  
TWO EXAMPLES ARE:**

**SPECIAL PERMIT AND SITE PLAN APPROVALS FOR PROPOSED 350 BED DORMITORY AT MERCY COLLEGE, DOBBS FERRY, NY**

On retainer to The Landing Homeowners Association (HOA) this past spring, F&A prepared testimony analyzing the Site Plan, Special Permit Application and EIS for a proposed 350 bed dormitory on the Mercy College Dobbs Ferry campus. In collaboration with Silverberg Zalantis LLP and the HOA, a community of over 200 residents and 103 townhomes located adjacent to Mercy College, F&A, led by staff planner Charity Sanders and traffic engineer Steve Maffia, P.E., helped make the case that the EIS for the proposed dormitory was deficient in complying with existing agreements prohibiting the use of Landing Drive for access to the College, as well as potential traffic, parking, construction, noise and visual issues that may have adverse impacts on The Landing community.

Of particular concern was parking, traffic and site circulation. F&A 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. F&A assessed the parking analysis provided by Mercy College, and appealed to the Village regarding the inadequate parking supply, illegal parking practices during campus events and the need for parking mitigation as part of the proposed project. The project was approved by the Village in May 2014, with significant changes based on input from The Landing, but is currently the subject of an Article 78 proceeding by the client.



**Conceptual Rendering of Proposed Mercy College Dormitory**

**SITE PERMIT AND SITE PLAN APPROVALS FOR THE 42 WEST BROAD MIXED USE PROJECT IN FLEETWOOD, MOUNT VERNON, NY**

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 *42 West Broad*, a 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 rental units) and retail (12,330± square feet) building and the renovation of an existing 4-story on-site municipal 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 roof deck and approximately 5,000 square feet of community space.

Key concerns brought to light by F&A through the SEQR process include: the height and bulk of the building in relation to the project's consistency with community character, marketability of the 249 units at market rents, traffic particularly at the intersection of Broad Street and Fleetwood Avenue/Cross County Parkway, the adequacy of parking in the to be privatized and rehabilitated garage for current and future businesses and residents, impacts on municipal services and infrastructure (water, sewer, schools, police, fire, etc.) and construction impacts.



**Conceptual Rendering of Proposed 42 West Broad Development**

# F&A GUIDES PRESERVATION OF OPEN SPACE AND RECREATION IN THE TOWN OF NORTH SALEM AND LEADS DEVELOPMENT TEAM FOR TRANSIT-ORIENTED LUXURY BUILDING IN THE VILLAGE OF BRONXVILLE

## NEW PARKS AND RECREATION MASTER PLAN TO BE ADOPTED IN NORTH SALEM, NY



Baseball field at the North Salem Firehouse Field



Titicus Reservoir Dam

North Salem provides a rich diversity of recreational activities and opportunities for residents of all ages and, as such, a major goal of the recently completed Parks and Recreation Master Plan is to “maintain and preserve existing parks and recreational facilities and opportunities for future generations,” ensuring that these resources continue to serve Town residents over the long-term. The Plan, prepared by F&A in concert with the Town Recreation Committee, builds upon the Town’s Comprehensive Plan completed by F&A in 2011 and is intended to serve as a guide for the acquisition, development, improvement and financing of recreational lands, facilities and programs over the next 15 years.

The Plan consists of an inventory of existing recreational facilities and programs, integrating information from public surveys, discussions with local officials and field visits, to catalog and map all land that is used by the Town for recreation. Goals, objectives and recommendations were made following an analysis of existing resources and future needs based upon demographics, utilization and a town-wide survey. Additionally, the Plan, managed by F&A Senior Planner Carolyn Worstell, presents a vision for the Town’s acquisition and rehabilitation of a 20 acre section of the Mountain Lakes Park. The Plan is a result of a planning process which sought input from Town residents and organizations and which follows an orderly sequence of analyses of availability of and demands for recreational opportunities, evaluation of the delivery and conditions affecting current and future delivery of recreational opportunities, and a strategy for serving the Town’s needs through appropriate financing and improvement of facilities.

## F&A LEADING DEVELOPMENT TEAM ON UNIQUE CONDOMINIUM CONVERSION IN DOWNTOWN BRONXVILLE, NY

### Views looking west from Pondfield Road:



Proposed East Building Elevation

F&A was retained by Blauers LLC, a Yonkers-based developer whose resume includes loft conversions in lower Manhattan, to provide planning consulting services for the conversion of a long-vacant moving and storage facility on Pondfield Road in downtown Bronxville into 11 for-sale luxury condominiums and duplex units.

Working with TPG Architecture of NYC and Tom Abillama Architects of Yonkers (consulting architect), F&A prepared a Long Form EAF and Addenda under SEQR including: zoning / land use analysis, neighborhood / community character assessment, visual impact and viewshed analysis, noise analysis, parking and traffic assessment, a market study and an economic impact analysis. The new high-end condominium building, to be known as *Pondfield Court*, is slated to sell in the seven figure range and 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 and Zoning Board of Appeals, this would be the first luxury condominium conversion in Bronxville, appealing to empty nesters, young couples, singles and investors.



Existing building access alley

Proposed building access alley

**F&A IS ONE OF A SELECT NUMBER OF FIRMS QUALIFIED TO PREPARE MARKET STUDIES FOR HOUSING TRUST FUND (HTF) AND LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDED PROJECTS. A SAMPLE OF STUDIES COMPLETED BY THE FIRM IN 2013 AND 2014 INCLUDES:**

**CLIENT: DOMINICAN SISTERS OF HOPE  
OSSINING, NY**

***CENTER OF HOPE SENIOR LIVING COMMUNITY  
OSSINING, NY***

On behalf of the Dominican Sisters of Hope, Ossining, NY and senior services provider Wartburg of Mount Vernon, NY, F&A prepared a market study assessing the feasibility of constructing 90 units of affordable senior housing, including units for the frail elderly and veterans, at the Mariandale Retreat and Conference Center campus in the Village of Ossining, NY.

The project is part of a campus wide plan being considered by the Sisters to further develop the site, including the addition of a multi-functional holistic living center that will house a retreat and conference center with accessory space. The market study will be used by the client to determine the feasibility of senior housing on the site in applying for Low Income Housing Tax Credits from New York State Homes and Community Renewal.



**Mariandale Retreat and Conference Center**

**CLIENT: THE HUDSON COMPANIES  
NEW YORK, NY**

***GATEWAY ELTON PHASE III  
BROOKLYN, NY***

In the East New York neighborhood of Brooklyn, F&A prepared a study on behalf of The Hudson Companies to demonstrate that a proposed project of 286 affordable rental units for families meets an existing and identified need of low income individuals that can be readily absorbed in the market area.

The project, known as *Gateway Elton Phase III*, is a mixed use retail and residential development located within the Fresh Creek Urban Renewal Area. The project includes community rooms, outdoor spaces, fitness rooms, bike storage, computer rooms, a management office, parking on-grade and a laundry room for tenants.



**Conceptual Rendering of Gateway Elton Phase III, East New York**

**CARRINGTON ARMS, NEW ROCHELLE, NY**



**Carrington Arms**  
New Rochelle, New York

In the City of New Rochelle, F&A prepared a market study to demonstrate that the proposed rehabilitation of 110 affordable housing units for families meets an existing and identified need of low income individuals that can be readily absorbed in the market area. The project, known as *Carrington Arms*, is located at 33 Lincoln Avenue near the City's downtown and includes a community room, outdoor seating area, parking on-grade and a laundry room for tenants.

**WASHINGTON HOUSE, NEW ROCHELLE, NY**



**Washington House**  
New Rochelle, New York

Also in the City of New Rochelle, F&A completed a market study to demonstrate that the proposed rehabilitation of 167 affordable housing units for seniors meets an existing and identified need of low income individuals and could be readily absorbed within the market area. *Washington House* is located at 60 Union Avenue near downtown New Rochelle and includes a community room, outdoor seating area, parking on-grade, and a laundry room for tenants.

**RYE MANOR, RYE, NY**



**Rye Manor**  
Rye, New York

In the City of Rye, F&A completed a market study to demonstrate that the proposed rehabilitation of 100 affordable housing units for seniors meets an existing and identified need of low income individuals and could be readily absorbed within the market area. In addition to the affordable residential units, *Rye Manor* includes a community room equipped with small kitchen, laundry, an outdoor seating area and a management office.

**GRACE TERRACE, MOUNT VERNON NY**



**Grace Terrace**  
Mount Vernon, New York

F&A prepared a market study in support of the construction of *Grace Terrace*, a proposed 10 story housing development with 66 affordable rental apartments for seniors ages 55 and above, a number of which will be fully accessible and adaptable for seniors with mobility, visual and/or hearing impairments. A portion of the units will also be set aside for the frail elderly. *Grace Terrace* is located at 125 – 129 South Fifth Avenue and includes a community room, laundry room, computer lab, outdoor garden space, a management office and parking on-grade.