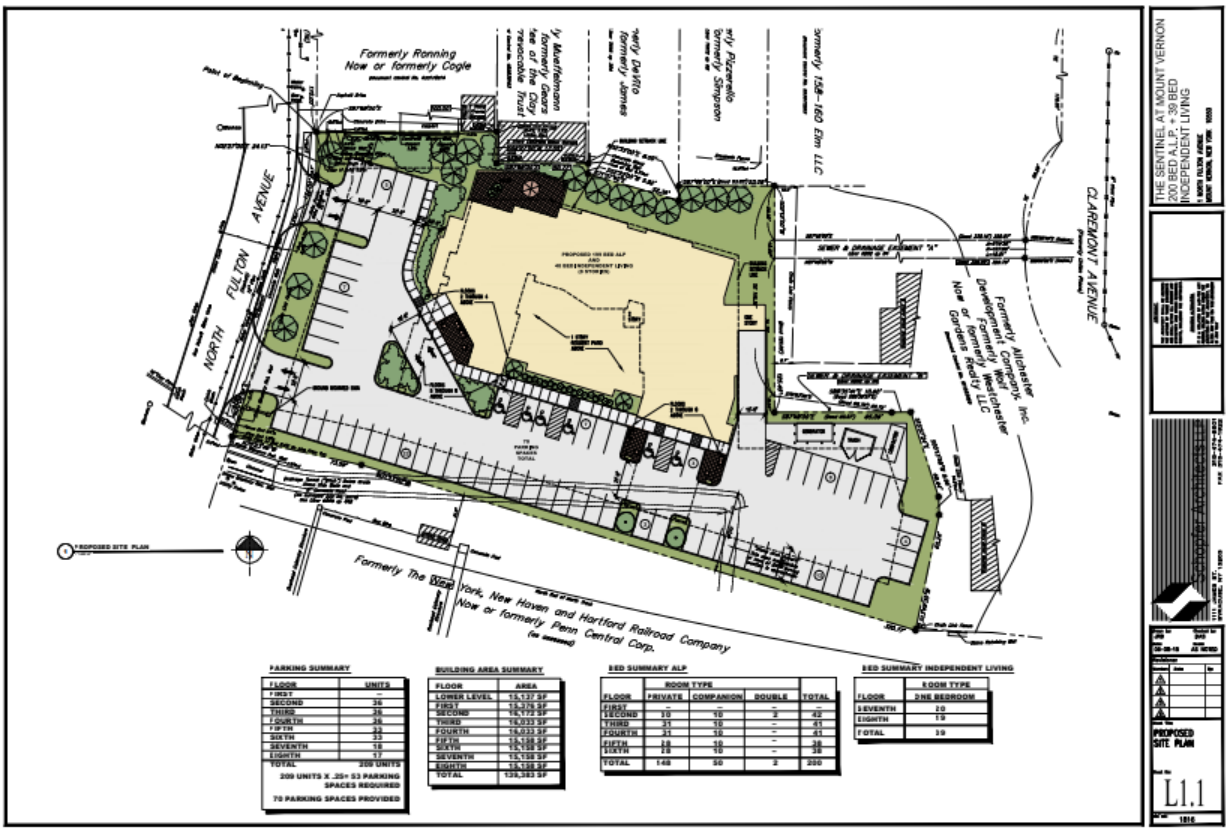
Casper Development LLC

Bardonia, New York



F&A was retained by this regional developer to provide planning and environmental consulting services for the redevelopment of a 1.46 acre vacant lot adjacent to the Mount Vernon East Train Station into a $25 million assisted living/independent living facility to be known as ***The Sentinel of Mount Vernon***. F&A prepared a Long Form EAF and Addenda under SEQR including: zoning/land use analysis, a visual impact/community character assessment, a parking & traffic assessment, and an economic impact analysis. The eight (8) story, plus basement building will feature 200 beds (180 units) of assisted living, and 40 independent living units in one structure, 69 parking spaces and 80 permanent jobs. The Applicant is seeking placement of the City's RMF-SC Senior Floating Overlay Zone on the property and site plan approvals. In 2013, F&A prepared a new floating zone which permits this use on the site.