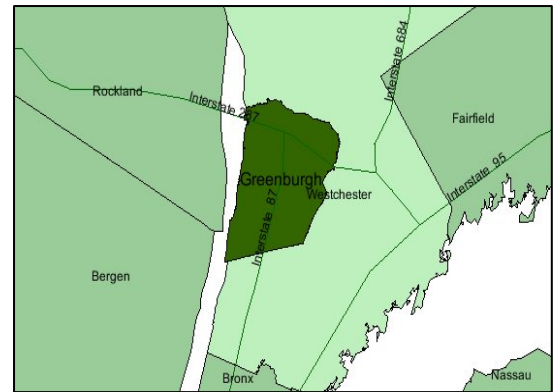


F&A CURRENTLY PREPARING COMPREHENSIVE PLANS FOR THE TOWNS OF NORTH SALEM AND GREENBURGH AND THE VILLAGE OF HEMPSTEAD, NEW YORK

- **F&A UPDATING TOWN OF GREENBURGH COMPREHENSIVE PLAN**

F&A is leading a multi-disciplinary team to prepare a consensus-based update to the Town's Comprehensive Plan. The team is comprised of *Ferrandino & Associates Inc.* as lead; *Dvirka and Bartilucci Consulting Engineers*, *Fitzgerald and Halliday, Inc.*, *Fairweather Consulting* and *Stephen Tilly, Architect*. The team was selected after a competition involving 12 firms. Tasks will include an inventory of land uses, including residential, historical and cultural resources, transportation and utility infrastructure. Study elements will also include zoning, real estate and development trends, demographic analysis and business profile. The project will involve extensive community participation, stakeholder outreach and visioning in developing design principles and alternative development strategies with specific action plans. Recommendations will be the result of extensive evaluation of existing conditions, including traffic, infrastructure and community character vetted through a Generic Environmental Impact Statement. Working closely with the Town and community, the firm is preparing a Plan that not only addresses current issues and concerns but also promotes future growth and prosperity over the next 15 years. See the Plan's dedicated web site: www.greenburghcomprehensiveplan.com



Town of Greenburgh in the context of Westchester and surrounding counties.

In addition, F&A, along with TRC Engineers, Inc., is advising the Town on land use and traffic impacts of the proposed **Tappan Zee Bridge** replacement, including review of mass transit alternatives and the State's EIS.

- **F&A UPDATING TOWN NORTH SALEM COMPREHENSIVE PLAN AND TOWN-WIDE RECREATION PLAN**



**Peach Lake
North Salem, New York**

F&A was recently retained to assist the Town of North Salem with its update to the Comprehensive Plan. Tasks include assistance in organizational aspects of the Plan, facilitating Town visioning and technical discussions, field reconnaissance, assistance in writing the Plan, coordinating SEQR and advising the Town on technical aspects of the document. The Town Recreation Plan last updated in 1994, includes establishing a blueprint for recreation programming Town-wide.

- **F&A UPDATING VILLAGE OF HEMPSTEAD COMPREHENSIVE PLAN**

F&A, with sub-consultants *FxFowle Architects, PC* and *Urbitran Associates, Inc.*, was retained by the Community Development Agency to prepare an update to the Village's Comprehensive Plan, including a focus on the Village's downtown. This action-oriented, stakeholder-driven plan includes extensive community visioning, land use, zoning and urban design components, such as streetscape and adaptive reuse of vacant and under-utilized buildings, and issues associated with vehicular and pedestrian circulation and parking for the largest village (population 56,588) in Nassau County. Long-term components of the Downtown Plan include a capital improvements program and a market study that will assist the Village in conducting business recruitment efforts.



**Consultant's Downtown Vision
Village of Hempstead, New York**

Together with representatives of the Village of Hempstead, County of Nassau and State of New York, the F&A team is conducting a series of public visioning forums to ensure that the general concerns and needs of the Village's taxpayers are met. The Plan is scheduled to be adopted later this year following the completion of a Generic Environmental Impact Statement.

In addition, the firm has been hired to prepare two urban renewal plans for the Village, including the preparation of blight determination studies and environmental documentation for the plans. F&A is also representing the Village in reviewing development applications coming before the Trustees and Planning Board and is serving as the Village's SEQR consultant.

F&A COMPLETES LONG RANGE COMMUNITY DEVELOPMENT PLAN FOR THE CITY OF WATERBURY

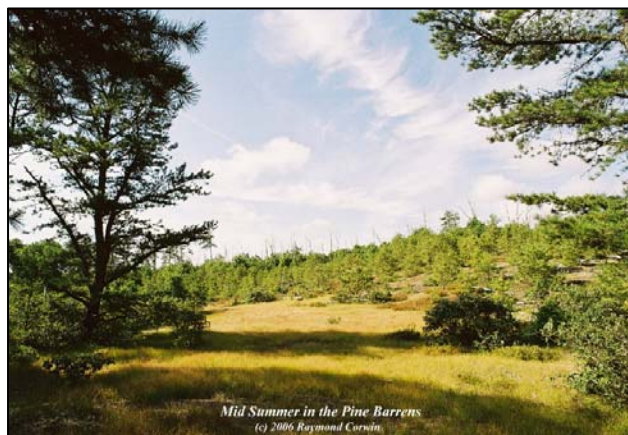
F&A recently prepared the 2008-2013 Consolidated Plan for Housing and Community Development Programs, consistent with HUD guidelines and objectives, for the Waterbury Development Corporation (WDC), on behalf of the City of Waterbury, Connecticut. The Consolidated Plan is a long range strategic plan that includes analysis of the City's housing market, identification of housing and community development needs of low and moderate income households, as well as the resources to address those needs, and establishment of priorities to fund programs to meet these needs. A strategic plan for revitalization within a local and regional context was developed (integrating economic, physical, environmental, community and human development components) to identify long term goals, specific objectives, annual goals and benchmarks for measuring progress. An annual action plan that identified resources to be used to address priority program objectives was also produced for the City. Waterbury receives \$2.315 million in CDBG funds, \$952,000 in HOME funds and \$100,000 in Emergency Shelter Grants on an annual basis.



F&A has written Consolidated Plans for the **County of Dutchess**, New York, the **Cities of Danbury, New Britain and Fairfield** in Connecticut and the **Cities of Poughkeepsie and New Rochelle** in New York, as well as for the **Towns of Islip and Union**, New York.

F&A EXAMINES ENVIRONMENTAL ISSUES IN TRANSFER OF DEVELOPMENT RIGHTS (TDR) LEGISLATION

F&A advised the **Town of Brookhaven** and recently prepared a Generic Environmental Impact Statement (GEIS) analyzing the potential impacts that would arise from the Town's adoption and implementation of a Community Preservation Fund. The action would create a Community Preservation Fund (CPF) capitalized by a two percent real estate transfer tax, which would be used to acquire property and development rights from "sending areas" identified in the Community Preservation Project Plan. The Fund would also enable the transfer of development rights acquired by the Town to a Clearinghouse and authorize the sale of development rights to



Typical "sending" area for Transfer of Development Rights Brookhaven, New York

property owners in designated areas of the Town ("receiving areas") for various development and redevelopment projects.

The GEIS was needed by the Town to permit the legislation to go forward in November of 2007. Brookhaven is the fourth Town on the East End of Long Island to pursue this innovative land preservation program.

INWOOD PLAN SOON TO BE COMPLETED



View of industrial facility from Inwood Park
Town of Hempstead, New York

F&A has been retained by the **Town of Hempstead** to prepare a Comprehensive Plan for the **Inwood** area that addresses incompatible land use mixes, blighted areas, and development strategies for vacant or underutilized property, including the waterfront, conservation of natural resources and brownfields redevelopment strategies. Tasks include data collection, creation of an analytical GIS, demographic overview of the community and trend analysis, community outreach and visioning, land use and zoning components, revitalization efforts and implementation techniques. Following a Town-wide kickoff meeting and visioning session, the Plan is expected to be adopted by the Town in 2009.

MAJOR PLANNING STUDY EXAMINING CANAL OPTIONS COMPLETED

F&A directed a multi-disciplinary planning, design and engineering team in developing a *Comprehensive Community Plan* for the area surrounding the **Gowanus Canal** in the **Borough of Brooklyn**. Sub-consultants included *Ehrenkrantz Eckstut & Kuhn Architects*, *Langan Engineering & Environmental Services*, and *ACP Visioning & Planning, Ltd.* Study elements included demographic, business, transportation, infrastructure and land use trend analyses. The project involved extensive stakeholder outreach and community participation and visioning in formulating design principles and alternative development strategies with specific action plans. The recommendations, which provide the framework for growing a sustainable "green" community, embrace restoration of the Canal for its historic, ecological and recreational value in addressing underutilized and vacant parcels along the Canal and in the surrounding neighborhood, and open space needs. This HUD-funded project was completed in 2007 and adopted by the Gowanus Canal Community Development Corporation. Zone changes emanating from the Plan are now being considered by Brooklyn City Planning and a developer RFP has been issued by New York City for Public Place, one of the area's largest underdeveloped brownfield sites.



The Gowanus Canal, near Smith and Ninth Streets,
with the Gowanus Expressway in the distance
Brooklyn, New York

F&A REVIEWING CONTROVERSIAL PROJECT IN THE TOWN OF SHANDAKEN

F&A was retained by the Town of Shandaken and the New York City Department of Environmental Protection in 2004 to review, under SEQRA, a controversial 573-acre mixed-use conference center, including two hotels, two golf courses, a health spa, ski resort and several hundred upscale residential units in the Catskill watershed, to be known as **Belleayre Resort at Catskill Park**. Issues of concern to the Town and DEP included air and water quality, traffic, drainage, visual, fiscal, socio-economic and community character impacts.



Revised map of proposed Resort at Belleayre Mountain

The Town of Shandaken has again retained the firm in 2008 to review and comment on the Scoping Document and Supplemental DEIS pertaining to a modified reduced scale Belleayre Resort at Catskill Park project that was negotiated by Governor Spitzer in late 2007. The project is pending approval by the New York State DEC.

ROCKLAND COUNTY LANDMARK SITE TO BE TRANSFORMED INTO MARKET RATE AND AFFORDABLE HOUSING

F&A, in concert with *FxFowle Architects*, was retained by the **Town of Haverstraw** to prepare a *Campus Plan* for the former Letchworth Village Developmental Disabilities Center. The Plan includes reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. Marketability of proposed uses has also been tested. The Plan was needed by the Town to satisfy bonding requirements in its purchase of the 160-plus acre campus from the State of New York. F&A also oversaw an extensive developer solicitation and selection process including the preparation and issuance of both a Request for Expressions of Interest (RFEI) and Request for Proposals (RFP). A developer was selected and F&A oversaw the site plan and environmental review processes for **Encore Palisades**, a 500-unit mixed use, age-restricted residential and commercial project based upon "Smart Growth" principles, with ten percent of the units affordable. The project was approved by the Town. However, the designated developer fell victim to the financial crisis and the project is currently on hold.



Schematic of the proposed **Encore Palisades** site
Haverstraw, New York

F&A COMPLETES REVIEW OF MEGA-PROJECT IN YONKERS



“Main Street” of proposed Ridge Hill Village mixed use development Yonkers, New York

F&A was retained by the City of Yonkers City Council, as Lead Agency, to oversee the environmental review of Ridge Hill Village Center, one of the largest and most diverse mixed-use projects proposed in the New York metro region. The project, a state of the art "lifestyle center", proposed by the Forest City Ratner Companies, includes 1.3 million square feet of retail and movie theatre space, 160,000 square feet of offices, 1,000 units of upscale housing with an affordable component, a 175 room hotel and 20,000 square foot conference center - all on an 82 acre site overlooking the New York State Thruway. F&A and a team of specialty sub-consultants were charged with overseeing the project on the City's behalf. Key issues were traffic, air quality and noise, infrastructure and socio-

economic impact analysis. After a two-year review, the project was approved and subsequently challenged in Court by neighboring communities. F&A served as expert witness in defending the SEQR review and a final determination resulted in a settlement satisfactory to all parties. The project is under construction.

RIVERHEAD INDUSTRIAL REZONING EFFORT DRAWS STRONG DEVELOPER INTEREST

As part of a major rezoning of 590 acres from recreation to industrial use, F&A prepared a market study to examine supply and demand on Long Island vis-à-vis the potential to absorb this space when and if rezoned. The site is located in the 2900 acre Calverton Empire Zone which F&A assisted in establishing when it prepared the Town's application for designation by the State of New York. Following completion of the market study, a supplemental

Generic Environmental Impact Statement (GEIS) was prepared to analyze the impacts of the proposed zone change.

The zone change was adopted unanimously by the Town Board. The Town subsequently issued a developer RFP for this area which was met with enthusiastic response. The Town has designated Repcal, LLC as the developer and the SEQR process is underway.



Former Grumman Airfield, to be developed within the Calverton Empire Zone Riverhead, New York

DEEPDALE COALITION, INC. VS. VILLAGE OF NORTH HILLS: A CASE STUDY IN INCENTIVE ZONING



**The proposed Residences at North Hills
North Hills, New York**

F&A, in concert with *Ruskin, Moscou Faltischek, P.C.*, was retained by the Deepdale Coalition, Inc. to review and critique environmental documentation including the Draft Environmental Impact Statement and Final Environmental Impact Statement and Findings (land use/zoning, traffic, noise, community facilities and services and community character issues) for two projects in the Village of North Hills, L.I. The Village's incentive zoning law and the State statute governing incentive zoning for two subdivisions: the Chatham at North Hills Phase II and The Residences at North Hills, were reviewed. An analysis of the Village's planned condemnation of the members-only Deepdale Golf Club on 175 acres in a prime Nassau County location, for purposes of converting it to a residents-only, Village-owned and operated public

facility, was also conducted in a suit challenging the Village of North Hills' efforts to seize Deepdale Golf Club through the exercise of eminent domain and abuse of incentive zoning to raise over \$100 million to defray the cost of the seizure of the Club. The project was recently abandoned by the Village as a result of State law prohibiting the condemnation of private property in State-designated aquifer zone.



**Deepdale Golf Course
North Hills, New York**

MONSEY WALMART MARKET STUDY COMPLETED

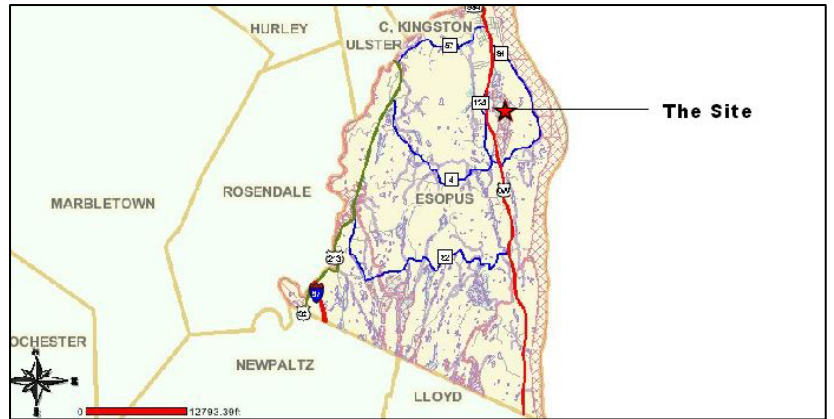


**Site of the proposed Walmart on Route 59 in Monsey
Town of Ramapo, New York**

As part of an Environmental Impact Statement prepared for the National Realty and Development Corp, F&A conducted a retail market analysis and commercial character assessment to examine potential economic and fiscal impacts of a proposed 215,000 square foot Walmart Supercenter in the Monsey area of the Town of Ramapo and to ascertain whether this superstore, to be located on Route 59, would create blighting influences or other potential land use, zoning or community character impacts. The study was completed and submitted to the Town for review under SEQRA.

ECONOMICS OF MIXED USE PROJECT IN ESOPUS ANALYZED

A 396 unit mixed use development on Esopus Creek in Ulster County (**Hudson Point**) has recently been approved by the Esopus Town Board. F&A was asked by New Jersey-based Somerset Development, LLC to prepare an economic study analyzing impacts of the 345 acre project on local schools, infrastructure and community facilities. Designed by Andres Duany, the project will involve the demolition of 51 existing camp buildings and the construction of 396 new housing units: 93 townhouses, 10 live-work apartments, 211 single family detached homes and 82 condominium apartments (of which 40 will be affordable), including 5,000 square feet of community space for project residents, as well as the development of approximately 60,000 square feet of commercial (30,000 sq ft retail/ 10,000 sq ft office/ 20,000 sq ft health spa) space and a 30 room hotel (of approximately 10,000 square feet). The firm compared and analyzed the economic impacts of alternative densities on the site. Tasks included projecting the number of school children, fiscal benefits and costs of municipal services (including school, police, fire, health emergency services, public works, parks/recreation and library), as well as jobs and tax revenue.



Site of proposed mixed use development Town of Esopus, NY