

Case: 98-F-1968

RAMAPO ENERGY LIMITED PARTNERSHIP

REBUTTAL TESTIMONY

OF

LAUREL CARLSON

VINCE FERRANDINO

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1 Q. Ms. Carlson, you have previously provided direct testimony in support of the Ramapo
2 Energy project, is that correct?

3 A. Yes.

4 Q. What is the purpose of your testimony at this time?

5 A. To provide rebuttal testimony to the direct testimony of Andrew Davis submitted by
6 Department of Public Service Staff, John Keough submitted by the Town of Ramapo,
7 Edward Kelly, Frank Wilson and Daniel M. Greeley submitted by the County of
8 Rockland.

9 Q. Have you had an opportunity to review the direct testimony of these individuals?

10 A. Yes.

11 Q. What is the primary focus of their testimony?

12 A. Among other things, Mr. Davis provides testimony on land use and local law
13 compliance issues. Mr. Keough also provides testimony on land use and local law
14 compliance issues. Messrs. Kelly, Wilson and Greeley provide testimony relating to
15 public safety impacts of the Ramapo Energy facility.

16 Q. Have you reviewed the testimony of Andrew Davis for Department of Public Service
17 Staff and John Keough for the Town of Ramapo regarding whether the Ramapo
18 Energy facility is a permitted use in the Planned Industry (PI) District in the Town of
19 Ramapo?

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1 A. Yes. Mr. Davis addresses that issue on pages 3 through 8 of his testimony and Mr.
2 Keough addresses it on pages 2 through 5 of his testimony.

3 Q. Mr. Ferrandino, please state your full name, affiliation and business address.

4 A. My name is Vince Ferrandino. I am the founder and Principal of Ferrandino &
5 Associates Inc. ("F&A"), with offices located at 3 West Main Street, Elmsford, New
6 York.

7 Q. What services does F&A provide?

8 A. F&A is a multi-disciplinary planning consulting firm, which provides an array of
9 planning and planning related services to municipalities, private corporations, not-for-
10 profit agencies, institutions and private developers. The firm's wide range of
11 consulting expertise includes land use and zoning studies, urban design,
12 comprehensive and environmental planning, community development, economic
13 development, market research, real estate analysis and site feasibility.

14 Q. Please describe your qualifications and duties of employment.

15 A. I have over 20 years of experience on issues relating to land use planning, with a
16 focus on the tri-state area and a specialization in the lower Hudson Valley. My firm
17 has represented public and private sector clients in Rockland County, including the
18 Town of Ramapo in the past. I have taught planning at both the graduate and
19 undergraduate levels and possess a Master of Urban Planning degree from New York
20 University. I have also completed all the course and examination requirements for

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1 the Ph.D. in planning. I am currently a board member and Program Chair of the
2 Westchester Municipal Planning Federation and am a charter member of the
3 American Institute of Certified Planners (AICP), the Urban Land Institute, and the
4 National Council for Urban Economic Development. I am also a past president of the
5 Association of Westchester Community Development Officials. I regularly provide
6 expert testimony in planning and zoning cases and have lectured at several
7 professional seminars and graduate planning programs. As firm principal, I have
8 provided expert testimony before the Supreme Courts of Westchester, Rockland,
9 Dutchess, Sullivan, Suffolk and New York Counties and appeared before public
10 boards and agencies in over 75 municipalities in the tri-state area. In addition, I have
11 been involved as expert witness in several landmark land use and zoning cases,
12 including *Bonnie Briar Syndicate vs. the Town of Mamaroneck*, *Shoprite vs. Village*
13 *of Hastings Planning Board*, and *Continental vs. North Salem*--representing in each
14 case the municipality's interests.

15 I am a former Commissioner of Planning and Development for the City of
16 Mount Vernon and the Town of Greenburgh and served as City Planner for the City
17 of Peekskill. I have received a number of awards and recognitions from such
18 organizations as the U.S. Department of Housing and Urban Development, the U.S.
19 Department of Commerce, the American Planning Association and the Westchester
20 Municipal Planning Federation.

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1 Q. Does Rebuttal Exhibit CF-1 fairly and accurately represent your experience?

2 A. Yes. Rebuttal Exhibit CF-1 provides information on the services that F&A provides,
3 and well as information relating to my professional qualifications and experience.

4 Q. Mr. Ferrandino, what is the purpose of your testimony here today?

5 A. My testimony solely relates to the issue of whether the Ramapo Energy Project is a
6 permitted use in the PI District under the Ramapo Zoning Code.

7 Q. Have you reviewed the testimony of Mr. Davis and Mr. Keough relating to this issue?

8 A. I have.

9 Q. Have you reviewed the relevant portions of the Ramapo Town Code relating to this
10 issue?

11 A. I have.

12 Q. Mr. Ferrandino, in your professional opinion, does the proposed Ramapo Energy
13 Electrical Generation Facility qualify as a permitted use in the Town of Ramapo's PI
14 District?

15 A. Yes it does.

16 Q. Ms. Carlson and Mr. Ferrandino, turning you attention to the testimony of Mr. Davis
17 and Mr. Keough, do they conclude that "Public Utilities" and "Public Utility
18 Buildings" are permitted uses in the PI District?

19 A. Yes. Mr. Keough first provides a description of the permitted uses in the PI District,
20 two of which he notes are "public utilities" and "public utility buildings."

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1 On page 4 of his testimony, Mr. Davis acknowledges that the term “public utility
2 buildings”:

3 “includes power generation and distribution centers, equipment storage, and
4 crew facilities and transmission towers.”

5 Q Do Mr. Keogh and Mr. Davis consider the Ramapo Energy Facility a permitted use in
6 the PI District?

7 A. No. While both parties acknowledge that public utilities and public utility buildings
8 are permitted uses in the PI district, they conclude that the Ramapo Energy Facility is
9 not permitted because it is a privately owned and operated generating facility.

10 Mr. Keough concludes that the Ramapo Energy facility is not a permitted use and
11 states:

12 “**public** utility and public utility structures are permitted, but privately owned
13 and operated utilities and structures are **not**.”

14 Mr. Davis draws the same conclusion in saying

15 “[w]hile public utility power generation use is a permitted use in the PI Zone,
16 the applicant’s proposed power generation use is apparently not permitted
17 since the applicant, Ramapo Energy Limited Partnership (RELP), is not a
18 ‘public utility’.”

19 Thus, while Mr. Davis, and Mr. Keough acknowledge that the “use” that
20 Ramapo Energy is proposing is allowed, they both appear to assert that some

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1 distinction is to be made based on the status of the owner of that use to conclude that
2 the use is not permitted.

3 Q. Could it be inferred from this that if a party such as Consolidated Edison had
4 proposed the project that it would be a permitted use in the PI District?

5 A. While neither Mr. Davis nor Mr. Keough form this conclusion, their finding that a
6 generation facility under public ownership would be an approved use can be extended
7 to conclude that if Con-Ed had proposed the exact same facility, it would be a
8 permitted use in the PI District.

9 Q. Do you agree with their conclusion that the Ramapo Energy Project is not a permitted
10 use?

11 A. No. In reaching their conclusions, they fail to address two threshold issues, the
12 answers to which lead me to conclude that the Ramapo Energy facility is a permitted
13 use in the PI district regardless of ownership.

14 Q. What is the first threshold issue?

15 A. The first issue relates to a Town's zoning authority and the parameters under which it
16 may exercise that authority.

17 Everyone acknowledges that the "use" is allowed. The Town is arguing, and
18 DPS Staff apparently agrees, that the Town is free to regulate the "user" under its
19 zoning authority. This position clashes with a fundamental principal that the scope
20 of municipal zoning is constrained by the limits of the enabling legislation of the

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1 state. This enabling law provides municipalities the expressed authority to adopt
2 zoning and this law does not support this position.

3 Article 16 of the Town Law, Zoning and Planning, establishes the limits
4 placed on towns in this regard Section 261, entitled "Grant of power; appropriations
5 for certain expenses incurred under this article," states in the relevant part:

6 "For the purpose of promoting the health, safety, morals, or the general
7 welfare of the community, the town board is hereby empowered by local law
8 or ordinance to regulate and restrict the height, number of stories and size of
9 buildings and other structures, the percentage of lot that may be occupied, the
10 size of yards, courts, and other open spaces, the density of population, and the
11 location and use of buildings, structures and land for trade, industry, residence
12 or other purposes."

13 Section 262, entitled "Districts," states:

14 "For any or all of said purposes the town board may divide that part of the
15 town which is outside the limits of any incorporated village or city into
16 districts of such number, shape and area as may be deemed best suited to carry
17 out the purposes of this act; and within such districts it may regulate and
18 restrict the erection, construction, reconstruction, alteration or use of
19 buildings, structures or land. All such regulations shall be uniform for each

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1 class or kind of buildings, throughout such district but the regulations in one
2 district may differ from those in other districts.”

3 These sections collectively focus on the town’s authority to regulate the “use”
4 of property. Nowhere in these provisions is there any authority granted to the Town
5 to make artificial distinctions based on the status of the owner where the “use” is
6 otherwise allowed.

7 Q. Why then do you believe the Town used the terms “public utilities” and “public
8 utility buildings” when it created the PI District?

9 A. The answer to that lies in the changes to the power generation system and how local
10 codes, such as zoning have lagged behind the changes. According to the Town’s
11 response to DPS-12, the PI District was established in 1966. At that time in New
12 York State (and indeed up until fairly recently), for the most part only entities such as
13 Con-Ed and Orange & Rockland Utilities were allowed to construct and operate
14 electric generation facilities. Thus, the Town’s use of the terms “public utilities” and
15 “public utility buildings” in identifying permitted uses in the PI District did not have
16 any real significance, because that represented the universe of entities that would
17 pursue such uses in New York. The emergence of the competitive electric generation
18 market has changed the landscape. Now entities such as Ramapo Energy are allowed
19 to develop such facilities, and most of the existing electric generating facilities either
20 have been or are being divested by the traditional rate-based utilities. Thus, the terms

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1 “public utilities” and “public utility buildings” must be considered vestiges of a time
2 that no longer exists, and must be read in accordance with the Town’s authority to
3 regulate the “ use”, not the “user.” Ramapo Energy’s proposed “use” – an electric
4 generation facility – is allowed in the PI District, and that should be the end of the
5 inquiry.

6 Q. You said earlier that there were two threshold issues that Mr. Davis and Mr. Keough
7 failed to consider in reaching a conclusion that the Ramapo Energy Facility is not
8 permitted in the PI District, what is the other issue?

9 A. The second issue relates to their failure to follow the directives of the Zoning Code
10 itself. Even if the Town were allowed under state authority to make a valid
11 distinction between “users” where a “use” is otherwise permitted, Ramapo Energy’s
12 facility is still an allowed use under the Ramapo Zoning Code.

13 Q. Please explain how you reach that conclusion.

14 A. The terms “public utility” and “utilities” are not defined in the Zoning Law. Any
15 term so undefined are directed by Section 376-180 of the Zoning Law to a standard of
16 definition. This standard requires:

17 “Unless otherwise listed below, the numbers abbreviation, terms and words
18 used herein shall have meanings of common usage as set forth in the latest
19 edition of Webster’s New Collegiate Dictionary.”

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1 Notably, the Zoning Law does not refer to any specialized definitions that may be
2 found in the Public Service Law, Transportation Corporations Law or elsewhere;
3 rather the Zoning Law expressly directs the reader to Webster's New Collegiate
4 Dictionary. According to Webster's, the term "public utility" means
5 "A business organization (as an electric company) performing a public service
6 and subject to special government regulation."

7 A straight reading of this definition would indicate that a "public utility" could
8 include electrical generation facilities regardless of ownership provided that Ramapo
9 Energy meets the criteria of being a business organization, which performs a public
10 service (providing electricity) and which is subject to special government regulation
11 (the Article X process as one example).

12 The second term of use important to the Ramapo Energy application is
13 "utilities". Again, as with the term "public utilities", the term "utilities" is undefined
14 in the Zoning Code at Section 376-181. Again we turn to the guidance of Section
15 376-180 and Webster New Collegiate Dictionary which states that "utilities" are:

16 "(1) Services (as light, power or water) provided by a public utility (2)
17 equipment or a piece of equipment to provide such service or comparable
18 service."

19 This definition clearly includes Ramapo Energy's generation facility itself and the
20 interconnections for the facility, including those connections necessary to supply

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1 natural gas, water and electricity, and thus is allowed under the Ramapo Zoning
2 Code.

3 In conclusion, even if the Town could regulate on the basis of the status of
4 ownership for an otherwise permitted use, it has not done so in this case because it
5 uses Webster's New Collegiate Dictionary as the reference for interpreting terms used
6 in the Zoning Code. Ramapo Energy's facility clearly fits within the meaning of
7 "public utility" and "utilities" as those terms are defined by Webster's.

8 Q. Mr. Davis, on page 4 of his testimony indicates that the applicant intends to rely on
9 the designation as a "manufacturing use" for the authority to construct as a permitted
10 use. Is this a correct statement?

11 A. No. In DPS-3, the basis for making a determination that the Ramapo Energy facility
12 is a permitted use was clearly based on a finding that public utilities and public utility
13 buildings are permitted uses in the PI District and that the Ramapo energy facility is a
14 public utility/public utility building as defined by the Ramapo Zoning Code. The
15 discussion of Ramapo Energy project as a manufacturing use was raised to highlight
16 an alternative interpretation that could be posed given the manner in which the
17 Ramapo Zoning Code is drafted.

18 Q. On pages 4 though 6 of Mr. Davis's testimony, the definition of manufacturing use is
19 discussed with reference to various land use classification systems. Is this information

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1 relevant to the discussion of permitted uses or to your finding that the Ramapo
2 Energy Project is a permitted use in the PI District?

3 A. No. This information is not relevant. The documents referenced, some of which are
4 included as exhibits, are land use classification systems used in mapping and data
5 systems. These documents are planning tools that carry no meaning under state laws
6 or local zoning codes, which rely on duly adopted definitions of various uses or
7 definitions in the dictionary adopted by reference. Therefore, in the instance being
8 discussed, the only relevant definition of manufacturing use is that provided by the
9 Zoning Code for the Town of Ramapo. Again, in regards to manufacturing use, the
10 Ramapo Zoning Code does not provide an explicit definition so, following the
11 directive of Section 376-180, we refer to Webster New Collegiate Dictionary for the
12 definition of manufacturing use, which states:

13 “(1) to make into a product suitable for use

14 (2)(a) to make from raw materials by hand or by machine

15 (b) to produce according to an organized plan with division of labor”

16 As can be seen, the above definition is sufficiently broad so as to include a wide
17 range of activities as permitted uses under the term “manufacturing use”. This
18 demonstrates that there is an additional basis under the Ramapo Zoning Code to
19 conclude that the Ramapo Energy Project is a permitted use in the PI District.

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1 Q. Would there be a difference in the land use impacts of the facility depending on
2 whether a public utility company or a private utility company owns it?

3 A. No. In fact, Mr. Davis offers such a finding on page 7 of his testimony, which states,
4 “there should be no discernable difference in land use impact based on public utility
5 vs. private ownership.”

6 Q. Turning to other land use related issues, Ms. Carlson, on Page 7 of Mr. Davis’
7 testimony he indicates that by offering the free standing water tanks to UWNYS, the
8 applicant acknowledges that it is not a public utility and he cites this action as a
9 strategy to achieve greater conformance with the zoning regulation. Is this a correct
10 statement?

11 A. No. Ramapo Energy does not agree with this statement and, in fact, Mr. Davis has
12 taken the referenced sentence completely out of context. Just prior to the discussion
13 of this requirement in Addendum No. 2 (page 5) and the possibility of UWNYS’
14 possible ownership of the tanks, Ramapo Energy expressly stated its belief that “the
15 Energy Facility qualifies as a ‘utility’ and ‘public utility building’ within the meaning
16 of the Ramapo Town Code. As such the water towers accessory to the Energy
17 Facility are permitted as long as the conditions set forth in section 376-33.K are
18 satisfied,” which they are. Thus, Ramapo certainly has not acknowledged, as Mr.
19 Davis suggests, that the Energy Facility does not qualify as a utility or public utility
20 building under the Town Code. Ramapo Energy merely discussed the possibility of

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1 UWN Y taking ownership of the tanks in order to avoid any unnecessary dispute over
2 this provision.

3 Q. On page 7 of Mr. Keough's testimony, he indicates that Section 172 of Public Service
4 Law may not supercede the use provision applicable in the PI District. Do you agree
5 with this statement?

6 A. This statement is not entirely correct. Section 172 of the Public Service Law defines
7 the Article X process whereby the Siting Board can issue certain permits in lieu of the
8 Town issuing these permits. This holds true for all local approvals relating to the
9 construction or operation of an Article X project. The only exception would be
10 subdivision approval, which does not directly relate to the construction and operation
11 of a facility, but the division of a tract of land.

12 A use determination is not a permit. It is, however, one of the standards that
13 are applied to obtain a building permit. Pursuant to Article X, the Siting Board will
14 make the use determination. Further, the Siting Board may, to the extent necessary,
15 grant a waiver from a use restriction if it is found to be unreasonably restrictive in
16 light of existing technology or the needs of or costs to ratepayers.

17 Q. Do you believe a waiver from the use restriction is justified in this case?

18 A. First of all, a waiver is not necessary because the Energy Facility is a permitted use in
19 the PI District. However, even if the Energy Facility were not a permitted use, a
20 waiver would be warranted in this case under either prong of the test for granting

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1 such a waiver. In considering such a waiver, one must first remember that, according
2 to Mr. Davis and Mr. Keough, the only thing that stands in the way of a conclusion
3 that the Energy Facility is a permitted use is the status of ownership. As previously
4 noted, Mr. Davis even acknowledges that “there should be no discernable difference
5 in land use impact based on public utility vs. private ownership.” This “status of
6 ownership distinction” therefore is unreasonably restrictive in light of existing
7 technology because, from technological point of view there is absolutely nothing that
8 can be done to address a distinction that is not grounded in the land use impacts of the
9 project.

10 Waiving the use restriction under the other prong is also justified. Once
11 again, in considering whether a waiver is justified, one must remember that,
12 according to Mr. Davis and Mr. Keough, the only thing that is standing in the way of
13 a determination that the Energy Facility is not allowed is the status of ownership.
14 This “hurdle” has nothing to do with the use itself, the size of the use or the location
15 of the use. Thus, any consideration of a waiver must be considered in this context.
16 In a recent response to a DPS discovery request (DPS-16), Ramapo Energy provided
17 compelling evidence (a MAPS analysis) that the needs of and costs to ratepayers
18 would be served if this project is constructed. The MAPS Report is an exhibit to the
19 rebuttal testimony of Guy Marchmont and Christopher Rein. The MAPS Report
20 predicts that marginal prices in three downstate zones will experience significant

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1 reductions. In Zone G (Hudson Valley), the zone in which the Project site is located,
2 average spot prices would be reduced by \$1.00/MWh, or 3.49%, by the addition of
3 the Ramapo Energy project. In Zones H and J, the average spot price would be
4 reduced by \$0.96/MWh (3.28%) and \$0.66/MWh (2.28%), respectively. The MAPS
5 report projects that the addition of the Ramapo Energy project will result in a
6 reduction of the average spot price for New York State of \$0.52/MWh. Thus, while
7 benefits from the addition of the Project will be broad-based, the greatest benefit will
8 be experienced locally in Zone G where the project is located. Similarly, the addition
9 of the Ramapo Energy project is projected to reduce statewide annual emissions of
10 SO₂, NO_x, and CO₂ by 25,000 tons (2.47%), 9,000 tons (2.64%), and 2,257,000 tons
11 (1.11%) respectively. Locally, the impact is even more dramatic. In Zone G, the
12 addition of the project is anticipated to reduce annual emissions of SO₂ and NO_x by
13 5,000 tons (45.7%) and 2,000 tons (41.9%) per year, respectively. There is some
14 increase in the total annual emissions of CO₂ in Zone G because of the increase in the
15 total amount of generation in that area, however, the rate of emissions of CO₂ per
16 GWh of energy produced does decrease by nearly 20%. Overall, the greatest benefit
17 will be felt locally.

18 Clearly, even if one ignores the environmental (air emissions) benefits that
19 will result if the Ramapo Energy project is constructed, consumers of electricity (i.e.,
20 ratepayers) will be served through lower prices. Thus, the needs of and costs to

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1 ratepayers will clearly be served. Thus, to the extent Mr. Davis and Mr. Keough are
2 correct, the Ramapo Zoning Code's distinction based the status of ownership of a
3 facility that is otherwise permitted in the PI District is unreasonably restrictive in light
4 of the needs of and costs to ratepayers.

5 Again, however, the issue of whether a waiver is justified is not really relevant
6 because the Ramapo Energy Facility is a permitted use in the PI District.

7 Q. On page 18 of Mr. Keough's testimony, he states that he feels the project is
8 inappropriate for the proposed site on the basis of the size of the facility and the
9 height of the proposed structures. Do you agree with his conclusion?

10 A. No. In reviewing a site or potential site for its suitability for a project such as the
11 Ramapo Energy Project, we carefully review the guidance of the community with
12 regards to what is intended or allowed. As detailed in the Article X application, this
13 includes review of the available plans, and specific regulations including the zoning
14 regulation. The zoning regulation establishes the allowable uses, as well as the scope
15 or size for any development project through the bulk requirements. By adoption of
16 these standards the community provides guidance on the scope or size of
17 development they would expect or allow.

18 One can readily acknowledge that public utility uses, such as electric
19 generation facilities, substations or even transmission lines, would be considered
20 disfavored uses in many zoning districts because they do not fit in well with other

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1 uses allowed in the district. For example, electric generation facilities typically
2 would not be permitted in a district zoned residential or commercial.

3 That is not the case here. The PI District allows, among other things, heavy
4 industrial uses, some of which are outlined in Mr. Keough's testimony. An electric
5 generation facility is also permitted in the PI District, and indeed this use is not
6 incompatible with the other heavy industrial uses allowed in the District. In fact, both
7 Mr. Keough and Mr. Davis acknowledge that the "use" proposed by Ramapo Energy
8 is allowed in the PI District, but simply argue that because it is proposed by Ramapo
9 Energy – as opposed to a Con-Ed – it is not permitted.

10 The Ramapo Energy Project is a permitted use as previously discussed.
11 Further, the project more than adequately complies with the bulk requirements
12 established by the zoning code with the exception of two requirements. One of these
13 requirements has to do with roadway frontage, which will be addressed with
14 development of the access road to county road standards and acceptance by the
15 County of that road. The second requirement is the height of the structures. The
16 height of the proposed Ramapo Energy Project structures is dependent on the
17 equipment necessary to operate a power generation facility and is thus unavoidable.
18 There is no significant disregard of this requirement and every attempt has been made
19 to comply with the requirements that are not unreasonably restrictive given the use
20 permitted. The height requirement is one such requirement that is unreasonably

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1 restrictive and to address the potential impacts to the community, the visual impacts
2 have been identified and mitigated.

3 What remains is a project that substantively complies with the bulk
4 requirements for development in the community as defined by the rules of the
5 community. This includes requirements that limit the size of any development
6 including setbacks, front and rear yards, and floor area ratios. Therefore to say that
7 the size of the facility is beyond what would be appropriate for the site is not correct.
8 Further, as this is a permitted use within the context of the zoning for the community,
9 it is incorrect to say that such a facility is not appropriate for the community.

10 Q Do you have anything further to add regarding the testimony of either Mr. Davis or
11 Mr. Keough?

12 A. No.

13 Q. Turning now to the testimony of Edward Kelly of the Hillburn Fire Department,
14 Frank Wilson of the Suffern Fire Department, and Daniel M. Greeley of the Rockland
15 County Office of Fire and Emergency Services regarding the public safety impacts of
16 the Ramapo Energy facility, is it your understanding that both the Hillburn Fire
17 Department and the Suffern Fire Department are volunteer companies?

18 A. Yes. As indicated on page 15-4 of the Article X application, the Hillburn Fire
19 Department is volunteer. Less clear in the Application but clearly identified in our
20 telephone notes, is the fact that Suffern is also a volunteer fire department. We

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1 understand that by their nature, volunteer fire companies may have a longer response
2 time to an incident than a full time fire company may have. Nevertheless, there is no
3 reason to believe that the Hillburn volunteers are anything other than very
4 professional in the way they fight fires in the community. The limitation is more one
5 of equipment than anything else. Also, if a plant such as the Ramapo Energy Project
6 enters the service area, then it is possible that additional training would be required
7 that specifically addresses the plant conditions. That said, the Applicant can only rely
8 upon the information provided by the two fire companies to make statements
9 regarding response time to the project site. Assistant Chief Kelly of the Hillburn Fire
10 Department indicates, on page 2 of his testimony, that he disagrees with the assertion
11 in the Application that the Hillburn Fire Department could handle any emergency that
12 may occur at the proposed facility.

13 Q. Can you provide more specific detail of ESS' conversation with then- Chief Stryko?

14 A. A review of the telephone logs prepared to document conversations with local
15 officials indicates that ESS had some difficulty in reaching a person from the Hillburn
16 Fire Department to obtain details regarding their capabilities and left several
17 messages with them between September and November 1999. Some of the
18 information about the capability of the Fire Department was in fact provided by the
19 Town Clerk when repeated calls to the Fire Department went unanswered. Finally,
20 on November 2, 1999, and with the assistance of Gorden Wren, the Director of Fire

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1 and Emergency Services for Rockland County, Chief Stryco was reached at his
2 home. He provided ESS with some basic information about the Fire Department
3 including the number of staff, and the numbers and types of equipment. He indicated
4 that if they needed a ladder truck, such was available via a mutual aid call to Suffern
5 and would be available "within a couple of minutes." He also stated that in his
6 opinion, the Hillburn Fire Department "could handle anything needed for a power
7 plant including foam." These notes are attached as Rebuttal Exhibit CF-2.

8 Q. Chief Wilson of the Suffern Fire Department stated that his fire company would only
9 respond at the request if the Hillburn Fire Department in a mutual aid situation. Is
10 this your understanding of the procedure?

11 A. Yes. As stated in the Application, the Suffern Fire Department would be called upon
12 only if the Hillburn Fire Department felt the need for additional support. The
13 Applicant understands that in a mutual aid situation the Fire Company with primary
14 responsibility for an area would be responsible for making the mutual aid call and
15 determining what aid is needed.

16 Q. Chief Wilson of the Suffern Fire Department has indicated that the response time for
17 his Department is underestimated given the volunteer nature of his Department. Does
18 this information correspond with information you received at the time the application
19 was being prepared?

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1 A. Telephone notes from the conversation with Chief Wilson on November 10, 1999
2 indicate that the "approximate response time to Torne Valley was approximately 5
3 minutes." Greater detail than that cannot be determined from the notes. See Rebuttal
4 Exhibit CF-2.

5 Q. Have you reviewed the testimony of Mr. Daniel Greeley of the Rockland County
6 Office of Fire and Emergency Services?

7 A. Yes.

8 Q. Did ESS contact the Rockland County Office Department of Fire and Emergency
9 Services (OFES) for input on the Article X application?

10 A. Yes. Telephone records indicate that ESS spoke with the Director of Fire and
11 Emergency Services, Mr. Gordon Wren on several occasions most notably on
12 September 22, 1999 and November 2, 1999. Mr. Wren was very helpful in discussing
13 the public safety issues and public safety impact of the project. At the time of our
14 discussion, the design of the plant was in a preliminary state. Our approach to date
15 has been to ensure that the Project meet the over-arching requirements of the national
16 standards, which provide guidance design criteria to use for fire protection systems.
17 It is our opinion that OFES's involvement would be most productive at the time when
18 the Project goes into the detail design stage. At that time, the turnkey contractor will
19 be formally under contract and it will be the contractor's responsibility to design the
20 plant in accordance with applicable fire code standards. This is the time when

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1 OFES's and the local fire company's review and comments on the proposed detail
2 design would be most beneficial.

3 Q. Does Mr. Greeley properly describe the fire protection systems at the Facility?

4 A. Mr. Greeley has drawn some conclusions regarding the fire protection systems that
5 are not indicated in the Article X application. The application provides only a general
6 description that

7 *"The site design incorporates advanced fire protection systems including a*
8 *fire bus ring with fire plugs throughout the plant, dedicated water storage,*
9 *electric and diesel driven fire pumps and hose stations and special fire*
10 *fighting equipment for internal areas such as the control room and turbine*
11 *building/ enclosures."*

12 As noted above, it is not appropriate to provide final details regarding the fire protection
13 systems for the Project prior to final design of the facility itself.

14 Q. Can anyone therefore draw conclusions about the inadequacy of the fire protection at
15 the facility based on this language?

16 A. No, but as noted in the Application, the details of the fire protection system will be
17 the subject of meetings with local fire departments in subsequent communications.

18 This is the post-certification local consultation process as described in the application.

19 Q. How will the fire fighting system at the plant be designed?

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1 A. The design requirements of the plant safety systems are incorporated into the
2 Equipment Supply Contract and Construction Contract (turnkey contract) the
3 applicant will have with the selected supplier, Alstom Power Generation (Alstom).
4 The contract format to be used will include the following references:

5 a. Alstom's Standard Concept, Fire Protection for Combined Cycle Power
6 Plants, which includes the requirements of:

7 i. NFPA 850 Fire Protection of Fossil Fueled Steam and Combustion
8 Turbine Electric Generating plants

9 ii. ANSI Standards

10 iii. Factory Mutual and Underwriter's Laboratory

11 b. Alstom's Standard Concept, Explosion Protection for Gas Turbine Plant,
12 which includes the requirements of:

13 i. NFPA 70 Article 500, National Electrical Code – Hazardous Locations

14 ii. NFPA 497A, Recommended Practice for Classification of Class 1
15 Hazardous Locations for Electrical Installations in Chemical Process
16 Areas

17 iii. NFPA 497 M, Manual for Classification of Gasses, Vapors and Dust
18 for Electrical Equipment in Hazardous Locations

19 iv. ADI 500 A, Classification of Locations for Electrical Installations in
20 Petroleum Refineries. Some of these NFPA Standards do not

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CARLSON/ FERRANDINO

1 specifically address gas turbine power plants, but contain
2 recommendations that are relevant for such installations.

3 c. Guidelines for the electrical interconnection from Consolidated Edison of
4 New York

5 d. Safety requirements of the State of New York

6 e. Customer's standard Electrical Equipment Safety Requirements

7 f. State and Local fire protection code
8

9 Q. Mr. Greeley raises questions regarding specifics of the facility's fire protection
10 system, and specifically the areas to be covered with automatic sprinkler systems.

11 Can any detail about the systems be placed on the record to address these concerns?

12 A. These questions are getting into the detailed design of the protection for specific
13 systems that the Applicant will address in consultation with local officials. That said,
14 some additional description of the systems can be provided. Each turbine building
15 houses a gas turbine, an electric generator, and a steam turbine. The gas turbine is
16 located within its own enclosure as is the high-pressure section of the steam turbine
17 and the gearbox. The turbine building is supplied with indoor fire hydrants. The gas
18 turbine enclosure is provided with an automatic CO₂ extinguishing system actuated by
19 fire and gas detectors. The gas turbine auxiliaries, located outside of the gas turbine
20 enclosure are provided with either a water spray system or a CO₂ extinguishing

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1 system. The steam turbine enclosure is provided with a water mist/spray system. The
2 bearings located outside of the enclosures are provided with spray systems. With
3 these equipment-specific systems in place, the design of the turbine building does in
4 fact have an automatic fire sprinkler system. In this case, the sprinkler systems are
5 located adjacent to the equipment, rather than depending on a system that is located in
6 the roof of the building itself.

7 The maintenance and storage buildings will be supplied with the more
8 traditional a wet sprinkler system. All of these systems are designed to the standards
9 identified previously and are state-of-the-art fire protection for a facility such as is
10 proposed.

11 Q. Mr. Greeley lists a number of perceived hazards with the project. Do you agree with
12 them?

13 A. Most of the concerns listed are typical for power generating facilities, but it is
14 important to note that such facilities are designed with these concerns in mind,
15 emphasizing the safety and health of the workers at the plant and the surrounding
16 community. In fact, there are many national standards that dictate the design
17 approach to ensure that all facilities are inherently safe.

18 Q. Would you consider it to be prudent or even safe, to continue operating a portion of
19 the plant when another portion is under a fire emergency, as Mr. Greeley suggests
20 might occur?

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1 A. Absolutely not, the Applicant would shut down the whole plant.

2 Q. Would there be any chance of your creating “an electrocution hazard”?

3 A. No. Once the fire has been detected, the staff on site would initiate the plant’s
4 Emergency Action Plan and, if appropriate, call the local fire department. By the
5 time the fire company reaches the site, the plant’s own fire-fighting system would
6 have been activated and the plant isolated electrically. During all fire emergencies,
7 the Applicant’s prime concern is the safety of facility personnel, so when the fire
8 company arrives, the plant would be in a safe mode.

9 Q. Mr. Greeley states “...if you go in and start pouring thousands of gallons of water
10 into a building when power is still flowing into it, you create an electrocution hazard
11 while you try to extinguish the fire. This is particularly a problem with power plants,
12 because of the high voltage generation and the fact that the last thing the power plant
13 operation wants to do is shut down.” Is this an accurate conclusion?

14 A. The observation that if one tries to extinguish a fire within a high voltage area that is
15 still operating with large quantities of water is unsafe, is correct. But, to state that it
16 is a “fact” that the Applicant would not want to cease operations under such
17 conditions but would prefer to endanger its own staff and the volunteer firefighters, is
18 disingenuous. The Facility’s own fire fighting system will be in operation by the time
19 the local fire fighting company arrives and, if conditions so warrant, the plant will be
20 shut down by the time it arrives. Irrespective of what action the operators took or

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1 failed to take, the High Voltage Protection is so sensitive that a minuscule ground
2 leakage current, due to contact with water, would trip the respective generator. These
3 protection systems cannot be overridden. The Applicant's standard Emergency
4 Action Plan (EAP) requires that in the event the local Fire Company is called to the
5 plant, a plant shift employee, designated the "Pathfinder", meets them at the gate,
6 accompanies them to the scene, provides them with a full list of all the potential site
7 hazards together with the Control Measures required and in place (recorded EAP and
8 maintained on site). The "Pathfinder" acts as the liaison through the incident and
9 provides access all safety measures, lockouts, material safety data sheets, etc. as
10 necessary.

11 Q. Does the plant have backup services for power supply?

12 A. Yes. In the event of a loss of outside power, the plant will be shut down. Without the
13 supply from the grid, the plant battery-powered DC system is activated and can run
14 for 1 hour to ensure safe shutdown of the plant. This DC system is backed up by
15 stand-by diesel generator sets. If a fire emergency impacts these systems, then they
16 will be shut down to ensure personnel safety. This safe shut down mode also
17 eliminates any electrical hazard for firefighters.

18 Q. What fire pumps will the Applicant have at the plant?

19 A. Three fire pumps will be used. The first is called a jockey pump. This pump ensures
20 that pressure is maintained in the fire main that surrounds the plant and provides

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1 service to the various hose stations and hydrants. When water is drawn from the fire
2 main and the pressure drops below that maintained by the jockey pump, the main
3 electrical driven fire pump is activated. In the event that power is shut off and the
4 electrical driven pump cannot operate, the diesel driven fire pump is activated.

5 Q. What is the proposed design fire load?

6 A. In Section 7.3.1 of the Application, it states that the on-site fire pumps will be able to
7 deliver 2,000 gallons per minute. That is, the electrical driven and the diesel driven
8 pumps will each have that capacity. This capacity will allow the pumps to provide
9 sufficient water to operate four hydrants simultaneously.

10 Q. How much water storage is provided for firefighting and how long would it last?

11 A. 750,000 gallons of storage has been dedicated to firefighting. Conservatively
12 assuming four hydrants are operating continuously, there is sufficient water for more
13 than six hours.

14 Q. Mr. Greeley has concerns about backup to the firewater storage in the event that the
15 firewater tank is out of service. How do you propose to handle that situation?

16 A. Ramapo Energy will have three 3-million gallon water tanks on site. It will be
17 possible to incorporate interconnections to the other tanks to provide backup. In the
18 event the firewater tank is out of service, Ramapo Energy has the obligation to ensure
19 that the safety of our staff is maintained.

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1 Q. Would the zero discharge system have any impact on the adequacy of fire protection
2 systems?

3 A. No. The disposal of cooling water, or lack thereof would have no impact on the
4 availability of water for fire suppression.

5 Q. Mr. Greeley mentions, "...large industries do have structural fire brigades". Will
6 Ramapo Energy have such a group at the Energy Facility?

7 A. With only a maximum of 35 employees working four shifts, it would be difficult to
8 classify the Energy Facility as a large industry. Thus, Ramapo Energy will not have a
9 structural fire brigade per se; whose sole purpose is fire protection/fighting. Instead,
10 Ramapo Energy will ensure that all staff undergo training in handling all emergency
11 conditions, until the professional fire company arrives. It is important to note that the
12 firefighting system is designed cover the entire plant and is actuated automatically
13 upon sensing a fire and an audible alarm is initiated in the control room. Mr.
14 Greeley's reference to Indian Point Nuclear Power Plant is not a valid comparison
15 because: 1) the plant's staff is significantly larger and can support a dedicated fire
16 response team, 2) the plant is required to meet a completely different set of
17 emergency regulations, 3) the plant has a completely different set of hazardous
18 materials on site, and 4) the plant is a nuclear plant not a gas-fired plant. Similarly,
19 the comparisons with Lederle (now known as Wyeth-Ayerst Pharmaceuticals) and
20 Navartis are inappropriate. Each of these entities has a far larger staff than that

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1 required at the Energy Facility which can support a dedicated fire response team and
2 face a completely different set of potential hazardous conditions.

3 Q. Mr. Greeley makes the point that an industrial fire brigade can "...save municipal
4 firefighters and other emergency personnel precious time in many ways, because they
5 know what is where, such as kill switches for machines, personnel works stations, and
6 so forth." Will the staff at the Energy Facility have that knowledge?

7 A. Absolutely. First of all, operating staff is hired during the construction period and
8 play an invaluable role in the commissioning and startup of the plant. Thus, the staff
9 obtains an intimate knowledge of the plant systems. In addition, all of the staff
10 undergo an intensive training program prior to operation to ensure they are all
11 familiar with how the plant is designed, how all of the safety systems operate and
12 how to operate the machinery and shut it down. By the time the plant goes into
13 commercial operation, the staff will know exactly where the kill switches and other
14 key system controls are.

15 Q. What level of fire and hazardous material spill training is typical for power
16 generation facility staff?

17 A. A typical generation facility would have all operations staff trained for Hazardous
18 Waste Operations and Emergency Response as required by 29 CFR 1910.120 (g) as
19 well as confined space entry and lock-out / tag-out requirements of 29 CFR 1910.269
20 Prior to commercial operations the plant staff, in cooperation with the local fire

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1 company, will prepare an Emergency Action Plan. This Plan will describe how the
2 plant staff, contractors and visitors should respond to an emergency situation. The
3 Applicant will use OSHA Codes 1926.35, Employee Emergency Action Plans and
4 1910.165, Employee Alarm Systems in preparing the Plan. .

5 Q. Mr. Greeley raises a concern about site access. Can you describe the access?

6 A. The Applicant's proposal, shown on drawing No. C-2 included in our submittal dated
7 August 3, 2001, is to construct an access road from the road that comes off Torne
8 Valley Road and services the County's facilities.

9 Q. What are these facilities?

10 A. There are two facilities on that road, a Materials Recycling Facility and a Co-
11 Composting Facility.

12 Q. How many entrances are there to these facilities?

13 A. From the access road, each facility has one entrance.

14 Q. Then the single point of access to Ramapo Energy Facility is not unusual.

15 A. No. In fact, our 1,650 MW plant in Midlothian, Texas and our 150 MW plant in
16 Milford Massachusetts, both of which are in operation have only one access road
17 each. Furthermore, our 550 MW plants in Blackstone and Bellingham, which are in
18 the final stages of construction, also have only one access road.

19 Q. Will there be a fence around the plant during construction?

20 A. Yes.

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1 Q. Where is that fence defined?

2 A. Both the construction and permanent fences are shown on drawing Nos. C-3, C-4 and
3 C-5 included in our submittal date August 3, 2001.

4 Q. How many entrances will there be into the plant?

5 A. There is only one entrance, but once at the plant's perimeter road, continuing access
6 can be to the left or right.

7 Q. Mr. Greeley says that he would require paved area to deploy aerial ladders. Is the
8 plant perimeter road paved and constructed in a way that would be suitable for heavy
9 loads and will there be heavy loads during construction?

10 A. Yes the roadway will be paved. The Applicant will have many heavy loads that have
11 to be accurately placed and in the case of the boilers and stacks, built up.

12 Q. So, you will have heavy lifting equipment on site?

13 A. Yes.

14 Q. Mr. Greeley states that with "...one access road to the site poses significant
15 problems..." What design features have you included in the plant to obviate this
16 concern?

17 A. There are two issues raised by Mr. Greeley – "...an ammonia spill or a leak from the
18 large bore high pressure gas pipelines." First, a potential "ammonia spill" will be
19 addressed. The aqueous ammonia (19%) will be stored on site in three 14,000-gallon
20 tanks. These tanks will be located within a building within a concrete containment

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1 designed to accommodate 110% of one tank's volume. In addition, the building will
2 be supplied with a sprinkler system, which covers the storage and unloading areas. It
3 is difficult to perceive any condition under which an emergency response team would
4 be unable to reach the plant because of a spill of aqueous ammonia since it will be
5 held within the containment.

6 With regard to the natural gas system, it is important to understand that there
7 are three separate means of isolating the gas supply automatically upon a sudden
8 decay of pressure. The first is at each individual gas turbine. The second is at the gas
9 metering house located on the south side of the plant. The third is at the
10 interconnection with the main transmission line. This line of defense ensures that the
11 gas supplying any potential fire will be shut off as soon as the fire is detected thus
12 limiting its life.

13 Finally, referring to drawing C-2, it is very clear that a wind coming out of the
14 north, would have no impact on access to the plant, since the wind is parallel to the
15 last section of the access road leading to the facility and not at right angles to it.

16 With the measures noted above regarding the safety design of the plant, two
17 access roads should not be required to access the plant adequately and safely. Instead
18 the Applicant will rely upon the safeguards built into the plant design and safety
19 systems, including the automatically operated fire protection system, to prevent and
20 contain fires or other emergencies.

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1 Q. Have you reviewed Mr. Greeley's comments about spill protection and containment?

2 A. Yes. One thing regarding these comments must be clarified. Mr. Greeley rightly
3 points out that, if in the event of a fire, sufficient water or foam were to be put into a
4 secondary containment area, the containment could overflow if it is already relatively
5 full. This statement would be true not only for the containment areas proposed by
6 Ramapo Energy, but for most other spill containment at industrial and commercial
7 establishments who are required to meet existing state and federal environmental
8 requirements. Spill containment requirements are specific to the volume of product
9 being stored. The incorporation of a containment area designed to contain 110% of
10 the largest tank is standard practice throughout the industry.

11 With regards to comments about ammonia spills into a water body, it should
12 be first noted that this is an extremely unlikely occurrence. In the event the ammonia
13 reached the water, the ammonia is aqueous and would therefore be totally soluble in
14 water. Addition of a boom or spill containment collection to trucks (page 29) would
15 have no discernable effect. It is also not a fact, as Mr. Greeley has indicated, that any
16 material spilled would automatically reach groundwater. Much would depend on
17 how much was spilled, where it was spilled and how quickly the truck operator or
18 response team could control the spill. Such risks already exist throughout the area. All
19 trucks carry some form of spill containment - even those servicing residential oil
20 tanks. Any truck delivering fuels to the site would have the same equipment and be

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1 similarly protected to what is on the roads today.

2 The road to the facility will be constructed to County road specifications as is
3 Torne Valley Road, and therefore should not present any safety issues. With respect
4 to aqueous ammonia deliveries specifically, the Applicant has contacted Vopak,
5 which is the company that supplies aqueous ammonia to the Applicant's affiliate
6 facility at Blackstone, MA. The Project site would be within their service area.
7 Vopak indicated that it has not had any spill of aqueous ammonia during
8 transportation.

9 Q. Have you read the comments of Mr. Greeley regarding the hazards of a high-pressure
10 natural gas pipeline and the potential impact to highways in the area?

11 A. Yes. While understanding his concern about the impact of a gas leak, the comment is
12 irrelevant in regards to the project. Where Mr. Greeley has stated that this is the
13 wrong place to locate a large diameter high-pressure gas main, he has neglected to
14 acknowledge the fact that such a pipeline already exists in the area of the highways
15 noted. The Ramapo Energy project would be accessing this existing line for its gas
16 supply. Therefore, the risks Mr. Greeley cites, including the risk of highway closure
17 already exist and would continue to exist irrespective of this project.

18 Q. Is there anything further to add?

19 A. Having built projects in other states the Applicant readily appreciates the importance
20 of local fire departments and understands that it has to ensure that the local fire

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1 company has the means and training to respond to an emergency at the plant. The
2 process starts with a meeting with the fire company to review the plant design criteria
3 and the details of the individual systems as they are designed. The OFES would also
4 participate in this phase. From these meetings there will emerge a list of specific
5 equipment that the fire company needs to answer an emergency at the plant. The
6 Applicant is prepared to fund the purchase of this equipment specifically and provide
7 the necessary training. Ramapo Energy fully expects to host visits to the plant during
8 construction so that the fire company can understand how the plant is built. This is a
9 process that has been used on other projects with success and satisfaction by all
10 parties involved.

11 Q. Does this conclude your testimony at this time?

12 A. Yes.

REBUTTAL EXHIBIT CF-1

***Ferrandino and Associates, Inc. Statement of
Services and Qualifications***

VINCE FERRANDINO, AICP
Principal

PROFESSIONAL
EXPERIENCE IN
THE PRIVATE
SECTOR

President, Ferrandino & Associates Inc.
Planning and Development Consultants
Elmsford, New York

PROFESSIONAL
EXPERIENCE IN
THE PUBLIC
SECTOR

Commissioner of Planning and Community Development
Executive Director, Urban Renewal Agency
Executive Director, Industrial Development Agency
Mount Vernon, New York

Director of Planning and Community Development
Town of Greenburgh
Westchester County, New York

City Planner and Deputy Executive Director
Community Development Agency
Peekskill, New York

ACADEMIC

St. John's University, New York
B.A. *with honors*
New York University
M. of Urban Planning *with honors*
University of Pennsylvania Wharton School
post-graduate study in real estate finance
New School for Social Research
post-graduate study in urban policy analysis
New York University Real Estate Institute
courses in real estate brokerage, appraisal,
finance and sales

TEACHING

Associate Professor of Planning (adjunct faculty)
Pace University, New York
Graduate Program in Public Administration
Associate Professor of Planning (adjunct faculty)
State University of New York at Purchase

VINCE FERRANDINO, AICP
Principal

**GUEST LECTURER
IN PLANNING**

New York University
Robert F. Wagner School of Public Service
Graduate Program in Urban Planning
Pratt Institute
Graduate School of Planning and Architecture
Long Island University
Graduate Program in Urban Affairs

MEMBERSHIPS

American Institute of Certified Planners
American Society of Consulting Planners
American Society of Planning Officials
Urban Land Institute
National Council for Urban Economic Development
National Association of Housing and Redevelopment Officials
New York Main Street Alliance
Association of Westchester Community
Development Officials - Past President
Westchester Municipal Planning Federation
Board of Directors
Westchester County Housing Implementation Commission
Rockland Municipal Planning Federation
Chairperson of Advisory Board, WEST-HELP
Transitional Housing, Mount Vernon, N.Y.

OTHER

Serve as "expert witness" on behalf of private and public
clients on zoning, planning, and housing matters

New York State Civil Service Examiner for management and
technical positions - New York State Division of Housing
and Community Renewal

Lecturer, Planning and Zoning Institute
Westchester Municipal Planning Federation

Articles on planning published in **Westchester
Business Journal, New York Real Estate Journal,
Fairfield County Business Journal and Impact Magazine,**
among others

FIRM DESCRIPTION

THE FIRM

Ferrandino & Associates Inc. [F&A] is a multi-disciplinary planning consulting firm with offices in Elmsford, New York.

F&A brings together the best professionals in their respective fields to focus on a particular problem, issue or project. Operating under the principal's personal direction, each professional affiliated with the firm, both on a staff and sub-consultant level, provides flexible, top-flight service, with substantial cost and time savings to the client.

LOCAL AND REGIONAL FOCUS

The firm has extensive experience in comprehensive planning, zoning and land use studies, environmental impact statement preparation and review, traffic analysis, economic and market analysis, historic preservation planning, urban design and permit processing. F&A services municipalities large and small, County, State and Federal agencies, not-for-profit groups, and private corporations, developers and institutions. We have been active throughout Westchester, Rockland, Putnam, Dutchess, Orange, Ulster, Herkimer, Broome, Nassau, and Suffolk Counties, as well as in the five boroughs of New York City, New Jersey, Connecticut, Massachusetts, South Carolina, Illinois and the Commonwealth of Puerto Rico.

SERVICES

F&A provides a variety of professional services to municipalities, private corporations, not-for-profit agencies, institutions and private developers including:

- ◆ Comprehensive planning, zoning and land use studies and reviews
- ◆ Community visioning
- ◆ Environmental impact statements and reviews
- ◆ Urban design studies and site analysis
- ◆ Graphics/computerized mapping/GIS
- ◆ Traffic studies and impact analysis
- ◆ Air quality and noise analysis
- ◆ Wetlands delineation, analysis and mitigation
- ◆ Phase I Environmental Audits
- ◆ Economic development planning/implementation
- ◆ Corporate relocation
- ◆ Real estate analysis
- ◆ Fiscal impact analysis
- ◆ Market research/demographic analysis/projections
- ◆ Neighborhood and commercial revitalization studies
- ◆ Business Improvement District feasibility studies
- ◆ Federal and State economic development loan packaging
- ◆ Housing studies and technical assistance pertaining to public, market rate and affordable housing
- ◆ Housing and community development plan preparation/consultation

- ◆ Historic preservation planning
- ◆ Federal, State and not-for-profit grants procurement
- ◆ Public policy analysis/evaluation
- ◆ Expert testimony pertaining to housing, zoning, land use and economic development matters

VINCE FERRANDINO, AICP PRINCIPAL

A professional planner and management consultant, Vince Ferrandino has several years' experience in the development field. As a professional planner, he has served a myriad of clients in both the public and private sectors and has held positions of increasing responsibility at the municipal level.

A former Commissioner of Planning and Development for the City of Mount Vernon and the Town of Greenburgh, N.Y., Mr. Ferrandino and the communities he served have been recognized for many outstanding professional achievements in housing, planning and economic development by such organizations as the U.S. Department of Housing and Urban Development, the U.S. Department of Commerce, the American Planning Association and the Westchester Municipal Planning Federation.

In his career, Mr. Ferrandino has overseen the construction or rehabilitation of over 5,000 dwelling units and several million square feet of office, industrial and shopping center space. Additionally, he has directed large and small scale redevelopment projects, administered over \$100 million in industrial revenue bond (IRB) and Urban Development Action Grant-financed (UDAG) projects, and supervised staffs of up to fifty professional and technical people. His broad-based exposure enables Mr. Ferrandino to bring special insight to the problems of local development.

Combining technical expertise with excellent presentation skills, Mr. Ferrandino has been able to balance economic needs against environmental concerns and to sensitively articulate issues and positions on behalf of both public and private sector clients in local, county, state and federal arenas.

Mr. Ferrandino has been a member of the graduate faculty in planning and public administration at Pace University and is an expert witness in planning, housing and zoning cases, including several landmark land use decisions. He has lectured in several graduate planning programs. Among his professional memberships are the American Institute of Certified Planners (AICP), the Urban Land Institute (ULI) and the National Council for Urban Economic Development (CUED).

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The following projects reflect the firm's comprehensive or area-wide planning experience and expertise.

VILLAGE OF BRIARCLIFF MANOR New York

F&A completed a study of a relatively undeveloped suburban corridor to plan for anticipated changes such as the development of a senior housing complex, golf-course housing, and the potential subdivision of estate lands. *The Scarborough Road Corridor Study* involved the creation of several possible future scenarios including a project build-out under existing zoning and development regulations (i.e. a "no action" or "do nothing" scenario) and alternative scenarios looking at how corridor development might take place with the implementation of various growth management and traffic management techniques.

TOWN OF BROOKHAVEN New York

Generic Environmental Impact Statement for Townwide Land Use Plan

TOWN OF CORTLANDT New York

- Central and Southern Cortlandt Master Plan Update
- Townwide Economic Development Plan

CITY OF DANBURY Connecticut

Five Year Consolidated Plan for Community Development and Annual Updates

COUNTY OF DUTCHESS New York

- Area-wide Economic Development Zone Plan
- Five Year Consolidated Plan for Community Development

TOWN OF EASTCHESTER New York

- F&A is undertaking a study of Town planning procedures and practices to identify ways of making the permitting and approvals process more efficient, and of using the process to promote quality development in the community.
- Update of Town Zoning Ordinance and Generic Environmental Impact Statement to support same, including recommendations to implement Comprehensive Plan.

TOWN OF EAST FISHKILL New York

Area-wide Economic Development Zone Plan

VILLAGE OF ELLENVILLE AND TOWN OF WAWARSING New York

Area-wide Economic Development Zone Plan

TOWN OF FAIRFIELD Connecticut

Five Year Consolidated Plan for Community Development

TOWN OF GREENBURGH New York

- Housing and Land Use Elements of Master Plan
- Town wide Open Space / Recreation Plan
- Central Avenue Corridor Study
- Town-wide Affordable Housing Study and Plan
- Review and critique the proposed Village of Elmsford Comprehensive Plan and Generic Environmental Impact Statement to determine any impacts it may have on the Town as part of the SEQRA process.

VILLAGE OF HASTINGS**New York**

Vision Plan that will be part of an update to the Village's Comprehensive Plan.

TOWN OF HAVERSTRAW**New York**

F&A, in concert with Fox & Fowle Architects, has been retained by the Town of Haverstraw to prepare a Campus Plan for the former Letchworth Village Developmental Disabilities Center. The Plan will include reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. Marketability of proposed uses will also be tested as part of the Plan. The Plan is needed by the Town to satisfy bonding requirements in its purchase of the 159-plus acre campus from the State of New York. Upon completion of the Plan, F&A will prepare a GEIS for the proposed re-use.

TOWN OF MAMARONECK**New York**

- Generic Environmental Impact Statement and Rezoning for three open space parcels (Winged Foot, Bonnie Briar and Hampshire Country Clubs) comprising 12 percent of Town.
- Comprehensive Zoning text amendments.
- Neighborhood Plan for Myrtle Boulevard area which will be an amendment to the Town's Comprehensive Plan.

VILLAGE/TOWN OF MOUNT KISCO**New York**

Comprehensive Review of Town/Village Planning and Zoning Policies

CITY OF MOUNT VERNON**New York**

- Comprehensive Plan Update
- Mount Vernon Twentieth Century Policy Plan

- City-wide Open Space and Recreation Study
- Overall Economic Development Plan
- Citywide Community Development Plan and several Urban Renewal Plans
- Economic Development Zone Plan

CITY OF NEW BRITIAN**Connecticut**

- Five Year Consolidated Plan for Community Development and Annual Update.

CITY OF NEW ROCHELLE**New York**

- Comprehensive update to the Zoning Ordinance, including recommendations for the implementation of the Comprehensive Plan.
- Five Year Consolidated Plan for Community Development and Updates
- Area-wide Plan for West New Rochelle neighborhood, including preparation of Urban Renewal Plan

TOWN OF NORTH SALEM**New York**

Served as expert witness for the Town of North Salem in landmark *Continental Inc. vs. North Salem* court case. On the Town's behalf, defined the region for fair share housing, analyzed Westchester County Housing Policy and critiqued the Town's new Master Plan and Zoning Ordinance which were based on growth management principles.

CITY OF PEEKSKILL**New York**

- Comprehensive Plan for Hudson River Waterfront
- Update of Housing and Land Use Elements of Comprehensive Plan

- Several Urban Renewal Plans
- Historic District legislation and zoning as part Comprehensive Plan up date.
- Directed planning for two mixed use urban renewal projects in and around the City's retail business district.
- Directed downtown urban design, parking and circulation studies.

VILLAGE OF PORT CHESTER New York

F&A was retained by the Village of Port Chester to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and an analysis to determine the potential impact of adopting the proposed legislation.

CITY OF POUGHKEEPSIE New York

- Five Year Consolidated Plan for Community Development
- Economic Development Zone Plan
- City-wide Parks and Open Space Plan

TOWN OF POUGHKEEPSIE New York

Area-wide Economic Development Zone Plan.

TOWNS OF RAMAPO AND HAVERSTRAW New York

Served as expert witness on both Towns' behalf in review of proposed annexation of Town land by Village of Pomona. Prepared report and reviewed DEIS for affected 250,000 square foot proposed shopping center; reviewed and critiqued Master Plan for all three municipalities and testified on both Towns' behalf in opposition to annexation before three judge panel of the New York State Supreme

Court. Annexation ruling was in favor of the Towns of Ramapo and Haverstraw.

TOWN OF RIVERHEAD-CALVERTON New York

Economic Development Zone Plan.

VILLAGE/TOWN OF SCARSDALE New York

- F&A was retained by the Village/Town of Scarsdale to develop an Infrastructure Improvement Plan to create better parking conditions (see below), traffic circulation, and pedestrian safety, as well as a more aesthetically pleasing environment as a result of streetscape and design guidelines that are being implemented. As part of the Plan, F&A crafted a strategic partnership approach to enhance the economic viability of the CBD and identified retail market niches for the Village to pursue.
- A \$4.5 million capital improvement program, reflecting the firm's recommendations, has been funded in part by taxes raised via a special assessment district which F&A assisted the Village/Town in preparing. The project has been completed.

TOWN OF SOUTHDOLD New York

F&A prepared a State-approved corridor management plan for this Suffolk County town that addresses external development pressures while protecting private property rights and fostering sustainable development. The Plan, which featured extensive citizen participation, includes an inventory of existing conditions, identification of corridor(s) for Scenic Byways designation, and a management and implementation strategy to guide future development and land use. This study, on Long Island's North Fork, will be used as a model for similar plans throughout New York State.

CITY OF STAMFORD Connecticut

Value Retail/Megastore Study To Amend City Zoning Ordinance And Update Comprehensive Plan.

BOROUGH OF STATEN ISLAND New York

Area-wide Industry Study and Business Recruitment Plan.

SUFFOLK COUNTY BOARD OF LEGISLATORS New York

In 1999, the firm completed an assessment of County court needs in Suffolk and recommended, based upon analyses involving traffic, parking space needs and economic impact, the optimal location for 18 additional courtrooms in Riverhead and Central Islip. F&A headed a team of management consultants, a retired New York State Supreme Court justice and architects experienced in courthouse design. The report served as the basis for the County adopting a budget to proceed with construction in these locations.

CITY OF TORRINGTON Connecticut

F&A was retained by a public-private partnership and the City of Torrington to develop a *Downtown Plan*. This action-oriented plan, completed in 1998, included 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 this former manufacturing town in Litchfield County. Long-term components of the *Downtown Plan* include a capital improvements program and a market study that are assisting this public-private partnership in conducting business recruitment efforts.

TOWN OF UNION New York

Five Year Consolidated Plan for Community Development and Annual Updates.

COUNTY OF WESTCHESTER New York

County-wide strategic Economic Development and Marketing Plan.

COUNTIES OF WESTCHESTER, PUTNAM AND ROCKLAND New York

F&A was retained as part of a multi-disciplinary team to prepare a bicycle and pedestrian master plan for Westchester, Rockland and Putnam Counties. The Plan focuses on the creation of a safe and efficient network of bicycle and pedestrian routes to be developed in partnership with various interest groups, property owners and government bodies. The intent was to provide viable choices of alternative transportation modes that are compatible with local, regional and state transportation master plans. The Plan has been completed and endorsed by all three counties.

CITY OF WHITE PLAINS New York

City-wide Comprehensive Marketing and Economic Development Plan for Retail and Office Sectors.

WORKMEN'S CIRCLE New York, New York

Preparation of master plan for a 200 acre site in Beekman, NY (currently known as Circle Lodge) to create a first class resort and cultural center for Jewish studies.

CITY OF YONKERS New York

- City-wide Marketing, Economic Development and

Business Recruitment Plan

- Economic Development Zone Plan
- Central Park Avenue Corridor Plan

TOWN OF YORKTOWN New York

GEIS for upzoning of 2500 acres of environmentally sensitive land.

OTHER:

- Former Adjunct Professor of Planning–Pace University Graduate Program in Public Administration–courses on comprehensive planning, regional planning.
- Regularly lecture on Municipal Zoning/Comprehensive Planning Process – Westchester Municipal Planning Federation-short courses on Planning and Zoning (several) and New York State Planning Federation.
- Several awards for citizen participation in planning – City of Peekskill, Town of Greenburgh, City of Mount Vernon.

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PUBLIC SECTOR CLIENTS

VILLAGE OF BRIARCLIFF MANOR
New York

F&A completed a study of a relatively undeveloped suburban corridor to plan for anticipated changes such as the development of a senior housing complex, golf-course housing, and the potential subdivision of estate lands. *The Scarborough Road Corridor Study* involved the creation of several possible future scenarios including a project build-out under existing zoning and development regulations (i.e. a "no action" or "do nothing" scenario) and alternative scenarios looking at how corridor development might take place with the implementation of various growth management and traffic management techniques.

VILLAGE OF BRONXVILLE
New York

On behalf of Board of Trustees and Planning Board, reviewed EIS and site plan and prepared zoning amendments for 78-unit age-restricted independent-living facility with 290-car parking garage on Kensington Road adjacent to Metro North railroad in the Village of Bronxville. Key issues included traffic, noise, hazardous materials, fiscal, and historic and visual impacts. F&A's review withstood several legal challenges. Project approved.

TOWN OF BROOKHAVEN
New York

- On behalf of Town of 400,000 people, prepared Generic Environmental Impact Statement (GEIS) for land use and zoning changes emanating from update of Town-wide Land Use Plan.
- Prepared Final Generic Environmental Impact Statement (FGEIS) on behalf of Town for 2,000 plus acre Master Plan in the environmentally sensitive Suffolk County Central Pine Barrens.

TOWN OF CORTLANDT
New York

- On behalf of Town, prepared and updated Town Master Plan to include central and southern Cortlandt area.
- Prepared Draft Generic Environmental Impact Statement (DGEIS) for Town Master Plan.
- F&A is currently reviewing and commenting on an Environmental Impact Statement for the Town of Cortlandt Planning Board. The Planning Board as Lead Agency required the applicant of a proposed 92-unit residential development (Roundtop at Montrose) to prepare an EIS to identify any impacts to the environment. F&A is reviewing the EIS based on the quality of the document and responsiveness of the applicant to the needs and concerns of the Lead Agency.

VILLAGE OF CROTON-ON-HUDSON
New York

F&A was retained as the Village's consultant to prepare a hazard mitigation grant application for the NYS Emergency Management Office pertaining to an area affected by Hurricane Floyd. This application included implementation of flood mitigation measures on Albany Post Road. F&A prepared detailed environmental documentation, estimated cost projections and developed scenarios to increase the competitiveness of the application.

TOWN OF EASTCHESTER
New York

- F&A is serving as the Town's environmental review consultant and expert witness in a lawsuit filed by United Water of New Rochelle with respect to the construction of an expanded water filtration plant off Route 22. Environmental issues to be addressed and reviewed by F&A include visual impacts, community character and traffic safety for this facility proposed for siting in an otherwise residential neighborhood.

- On retainer to the Town, F&A reviewed major subdivisions and site plans and provided advice on Town-wide planning matters.
- F&A completed a study of Town planning procedures and practices to identify ways of making the permitting and approvals process more efficient, and of using the process to promote quality development in the community. A final report was prepared which is being used as the basis for procedural and organizational improvements in the Town.
- The firm also assisted in the drafting of a new zoning ordinance and prepared environmental documentation for adoption of same.
- On behalf of the Town Board, F&A prepared a parking analysis of a key commercial area along Route 22 to ascertain the need to adopt new parking requirements. A parking inventory, occupancy and build out analysis, and zoning text revisions were included in this completed study.
- The firm completed a streetscape improvement study and plan for a section of Garth Road, a local-oriented commercial district at the Eastchester-Scarsdale border. Neighborhood visioning was used as the basis for proposals to upgrade the physical appearance of the area, add parking, and improve pedestrian safety and circulation. The study resulted in a \$500,000 capital improvement plan which has been implemented, improving both the aesthetics and economic viability of this commercial street.

BOROUGH OF FORT LEE New Jersey

As a first step toward the creation of a physical master plan for the Fort Lee public works yard, F&A conducted an organizational assessment of the Borough's public works functions, along with other, related municipal functions to be co-located at the DPW facility. This organizational assessment was combined with a physical evaluation of the yard and a newly acquired, adjacent property. The final report included a program and conceptual site plan for the combined parcels.

TOWN OF GREENBURGH New York

- F&A was retained by the Town of Greenburgh to review and critique the Village of Elmsford Comprehensive Plan and Generic Environmental Impact Statement to determine any impacts it may have on the Town. A report was presented which served as the basis for provision of comments by the Town to the Village as part of the SEQRA process.
- As the Town's consultant, F&A reviewed a Draft Environmental Impact Statement for a proposed 220,000 square foot office building on a 14.5-acre property. F&A provided a detailed critique of all elements of the EIS including traffic, visual and socio-economic impacts.
- As part of a Town-initiated rezoning of an 85-acre environmentally sensitive site in a hilltop preservation zone (Nob Hill), in 1995 the firm prepared environmental documentation that examined traffic, parking, fiscal, slopes, drainage, and visual impacts of a proposed rezoning from multi-family to one-acre, plus several alternatives. The firm is currently retained as the Town's environmental consultant in the SEQRA review of an application for a 794 unit residential project (Avalon Green II) on the site.
- In concert with the Town Planning Department and a private developer, F&A conducted an impact analysis of, and helped draft a proposed zoning ordinance amendment to allow, by special permit, landscape nurseries in residential districts on sites that are six (6) or more acres and that abut an arterial road in the unincorporated area of the Town. Provided detailed inventory of all existing landscape nurseries and garden centers in the Town and identified undeveloped sites where existing nurseries could expand into and/or new businesses could be established in residential districts under the proposed special permit provisions. Application pending.
- As part of a Town-wide Affordable Housing Study, F&A recommended zoning text amendments mandating that ten percent of the units in all new multi-family housing

developments be comprised of affordable units, without density bonuses.

TOWN/VILLAGE OF HARRISON

New York

- On behalf of Town/Village, reviewed and critiqued U.S. Postal Service Environmental Assessment Report and Wetlands Impact Study for proposed 853,000 square foot General Mail Facility at Westchester County Airport. Project withdrawn by U.S. Postal Service, following F&A's review and critique. Alternative site chosen where facility was eventually built.
- Provided expert testimony on Town/Village's behalf.

VILLAGE OF HASTINGS-ON-HUDSON

New York

- F&A prepared a *Vision Plan* for this Hudson River community which included a review of local ordinances, plans and development opportunities and constraints, a citizen participation component and interaction with the Planning Board. The final product will be an update to the Village's Comprehensive Plan.
- The firm is under contract to the Village to review a proposal for a 57,000+ square foot ShopRite superstore on the site of the former Ciba Geigy headquarters. Environmental review included SEQR compliance, site plan, subdivision and variance approvals. F&A served as the Village's expert witness in the applicant's challenge to the Planning Board's denial of the project, which denial was recently upheld by the NYS Supreme Court.
- While the ShopRite case is being adjudicated, F&A has been retained by the Village to review an alternative proposal for the site for a 159 unit residential development to be known as Riverwalk Village. Proposed by the Ginsburg Development Corp, the project is being reviewed for SEQRA compliance, zoning, subdivision and site plan approvals.

TOWN OF HAVERSTRAW

New York

F&A, in concert with Fox & Fowle Architects, has been retained by the Town of Haverstraw to prepare a Campus Plan for the former Letchworth Village Developmental Disabilities Center. The Plan will include reuse of existing buildings, new construction and blight determination for purposes of acquisition and clearance. Marketability of proposed uses will also be tested as part of the Plan. The Plan is needed by the Town to satisfy bonding requirements in its purchase of the 159-plus acre campus from the State of New York. Upon completion of the Plan, F&A will prepare a GEIS for the proposed re-use.

TOWN OF HEMPSTEAD

New York

F&A has been retained by the Town of Hempstead to advise on Town planning, community development block grant, environmental planning and economic development issues. The firm is available on call to assist the planning staff on projects before the Town, as well as to identify and make application for Federal, State and foundation grants.

CITY OF LONG BEACH

New York

F&A collaborated with a team of engineers, architects and landscape architects to create design plans and an implementation strategy for redevelopment of a City-owned waterfront site. The project involved planning for community-oriented recreation facilities and intermodal linkages between the site and the City's downtown. A final report has been issued and the City is in the implementation stage.

TOWN OF MAMARONECK

New York

- F&A has served as the Town's consultant on retainer to the Planning Board to review major subdivisions and site plans.

- During a moratorium on development, F&A prepared a zoning study of food-related retail uses in the Town as the basis for zoning ordinance amendments to regulate these uses. The impact analysis that accompanied the zoning examined parking and traffic issues. Zoning amendments were unanimously adopted.
- Served as consultant to Town Board in preparation of Draft, Supplemental and Final Generic Environmental Impact Statements to analyze the development potential of three large country clubs comprising 12% of Town's land area. Alternatives included cluster residential, public and private recreation, and various combinations thereof. Environmental findings resulted in rezoning of sites to a Recreation Zone that has been upheld after several court challenges. F&A drafted the zoning amendment and provided expert testimony on litigation which survived several court challenges for this landmark case.
- F&A was retained by the Town to analyze land use, zoning, parking traffic, and aesthetics in the Town's BMUB District encompassing the Myrtle Boulevard area abutting the Village of Larchmont's downtown and New Rochelle's border. The results of this study was the *Myrtle Boulevard Plan*, which included amended zoning, traffic re-routing, a streetscape and capital improvement plan, and alternative parking arrangements. The firm also provided environmental documentation for this study, which will result in an amendment to the Town's Comprehensive Plan. F&A also prepared the Town's application for CDBG funds to help finance a portion of the recommended improvements.
- Consultant to Town Board in preparation of Community Development Block Grant (CDBG) applications to the U.S. Department of Housing and Urban Development. Prepare other grant applications, as needed. During the 1999-2000 funding period, F&A helped garner \$200,000 in CDBG funds for streetscape and capital improvements for the Myrtle Boulevard area of the Town (see above).

VILLAGE OF MAMARONECK New York

F&A served as consultant to the Village and the Washingtonville Housing Alliance in preparation of application to HUD for a 75 unit Section 202 elderly housing project, including environmental clearances and zone change to permit increased density for the selected site. Project approved for funding by HUD and currently in occupancy.

TOWN/ VILLAGE OF MOUNT KISCO New York

Prepared review, analysis and written report regarding municipal planning and zoning policies on behalf of Town/Village Manager and governing board as part of moratorium on development. Recommendations currently being implemented.

CITY OF MOUNT VERNON New York

- Currently under contract to provide planning consulting services to the City Planning Board in review of projects before it, as well as to provide advice to the City on its Community Development Block Grant (CDBG) program.
- Served as consultant to Mount Vernon in preparation of Twenty-first Century report and policy plan on City's future (Master Plan).
- Currently preparing a major update to the Comprehensive Plan.
- Designed and helped implement comprehensive urban design and capital improvement projects for city's neighborhood shopping areas and downtown.
- Directed comprehensive traffic and parking studies in densely populated commercial and industrial areas of municipality. Recommendations subsequently implemented.
- Drafted City's first site plan review ordinance and sign code regulations incorporating strict design standards.

- As consultant to City Planning Board, Zoning Board of Appeals and City Council, supervised review of all site plans, requests for special use permits, zoning variances, zone changes, etc.
- Currently serve as consultant to City in planning for \$8 million Intermodal Transportation Center on downtown site adjacent to Metro North Station.
- Prepared feasibility study to determine the impacts of constructing a 12 screen cinema in the Fleetwood business district.
- Supervised several adaptive re-use studies that resulted in sale and rehabilitation of properties by the private sector: Litton Building (industrial) and acreage; former Pontiac dealership (industrial); Vernon Terrace Apartments (Section 8 Rehabilitation); Vernon Woods Apartments (co-op conversions).
- Prepared City's Overall Economic Development Plan and directed several studies resulting in zone and map changes to permit more intensive uses of existing vacant land and buildings. Zoning changes have resulted in construction of office condominiums, rental offices, industrial buildings, commercial space and multi-family housing.
- Currently preparing plans to expand two existing Urban Renewal areas in the City: conducting land use updates, blight studies and inventory of properties for both the Center City Improvement Program and Southside Urban Renewal Plan expansions.

MOUNT VERNON INDUSTRIAL DEVELOPMENT AGENCY

Mount Vernon, New York

- Served as economic consultant to the Mount Vernon Industrial Development Agency, structuring IDB financing packages for private developers interested in locating or expanding operations in the City. Over \$100M IDBs issued in a five year period.
- Currently serving as environmental consultant to the Mount Vernon Industrial Development

Agency for review of 2 projects: proposed 400,000 sq. ft. shopping center on Sandford Boulevard, as well as 130 unit independent living facility to be constructed over an existing parking garage in the central business district. Impacts include parking, traffic, visual and fiscal socio-economic for these two projects being financed with industrial development revenue bonds.

TOWN OF NEW CASTLE

New York

F&A was recently contracted to complete several NYS Clean Water/Clean Air Bond Act applications for the Town including:

- **Gedney Park** - This pond rehabilitation project will lead to the development of Gedney Park as a multi-purpose recreational facility. Bond Act funding in the amount of \$50,000 would be used for dredging of the pond, restoration of plant shelves along the edge of the pond, placement of docks, and benches to provide easier access to the pond, as well as development of interpretive educational materials.
- **Kisco River Trail Project** - Funding for this project will be used to develop a linear trail system that extends from Old Roaring Brook Road to the Croton Reservoir. Bond Act funding would also be used to purchase easements along the trail and implement funds to a long-term management plan.

CITY OF NEW ROCHELLE

New York

- F&A is currently preparing a major update to the City's Zoning Ordinance. Map and text changes, procedural and definitional updates and recommendations for the implementation of the Comprehensive Plan, including waterfront and downtown design district regulations, will be incorporated in the new Ordinance. The firm is also preparing a GEIS for the new Zoning Ordinance.
- Prior to the above, F&A was retained by the

City of New Rochelle to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the City. The Ordinance, which incorporates separation restrictions on the location of adult uses, has been adopted by the City Council. In addition, F&A completed an analysis to determine the potential impact of adopting the proposed legislation and provided oversight in the preparation of a secondary effects study. No new adult uses have emerged since the adoption of the ordinance.

- Under contract to the City, F&A prepared a blight study, Urban Renewal Plan and a Generic Environmental Impact Statement for a superblock in West New Rochelle that will result in the construction of 172 units of affordable housing for families and the elderly. Impacts examined included are traffic, visual, drainage and fiscal/socioeconomic.
- F&A was retained as the City's consultant to review the environmental impact statement for a mixed use 1000 unit residential rental and retail project in downtown New Rochelle adjacent to the Metro North Station (Avalon-on-the-Sound). Impacts included land use and zoning, traffic, air quality and archaeological/historic, visual, fiscal and socio-economic. Project has been approved and is under construction.
- Retained to review, on behalf of the City Council, Draft and Final Environmental Impact Statements for development of 47 single-family luxury homes on David's Island and 15 townhouses inland proposed by the Trump Organization. Project withdrawn.
- Reviewed, on behalf of the City Planning Board, Draft and Final Environmental Impact Statements for development of 103-unit high rise condominium and 52-slip marina on New Rochelle Creek in a County-designated Critical Environmental Area. Prepared EIS scope and findings on behalf of Planning Board. Project approved.
- Reviewed, on behalf of City Planning Board, Draft and Final Environmental Impact Statements and findings for a residential subdivision on an environmentally sensitive site with frontage on Long Island Sound. Prepared EIS scope and findings on behalf of Planning Board. Project approved.
- Reviewed, on behalf of City Planning Board, Draft and Final Environmental Impact Statements for 11-lot subdivision on environmentally sensitive site with frontage on Long Island Sound. Prepared EIS Scope and Findings on behalf of the Planning Board. Project approved.
- Prepared, on behalf of City Council, Draft and Final Generic Environmental Impact Statements and findings for the Weyman Avenue Urban Renewal Plan in conjunction with eminent domain proceedings for redevelopment of a 27 acre site as 125,000 square foot Home Depot and additional 120,000 square foot retail warehouse. Served as City's review consultant for Environmental Impact Statements prepared by applicants for site specific development on each of the two development parcels: Home Depot and a Price Club. Project completed.
- On behalf of the City, prepared all environmental documentation for acquisition, clearance and relocation under the NYS Eminent Domain Procedure Law for mixed-use urban renewal project.
- On behalf of the City, prepared feasibility study to develop 75 units of affordable housing on 3 sites under the HOME Program. Project included air quality and noise analyses, an environmental audit, schematic plans for each site and financial feasibility analysis. Project approved, with 14 2-family units built and in occupancy.
- F&A is providing oversight of the SEQRA process for area and parking variances for a new synagogue and catering facility on North Avenue in New Rochelle. F&A will provide a detailed critique of all elements of the EIS including parking, traffic, drainage, visual and socio-economic impacts.
- F&A prepared a study to determine whether a 23 acre mixed use area in east New Rochelle is eligible for urban renewal designation to

accommodate a 300,000 sq. ft. IKEA superstore which would be a major job and tax revenue generator for the City. F&A ascertained that 85% of the area's 66 parcels exhibited blighting conditions in a comprehensive report to the City Council. Project has since been abandoned by IKEA.

TOWN OF NORTH CASTLE

New York

- As grants procurement consultant to the Town, F&A prepared an application for \$2 million in funding under the NYS Clean Water/Clean Air Bond Act to extend water and sewer services to the Quarry Heights section of North Castle. This application included narrative supporting the dire need for funding and detailed cost breakdowns of the services required.
- F&A also prepared separate CDBG applications for funding of Quarry Heights sewers, as well as public improvements in a commercial area of the Town (North White Plains), totaling \$4.2 million.

TOWN OF NORTH SALEM

New York

Served as expert witness for the Town of North Salem in landmark *Continental Inc. vs. North Salem* Supreme Court case and decision. On the Town's behalf, defined the region for fair/share housing purposes, analyzed Westchester County Housing Policy, and critiqued the Town's new Master Plan and Zoning Ordinance which were based on growth management principles. Testified for several days in Westchester County Supreme Court on North Salem's behalf and advised client on strategy in the case.

VILLAGE OF OLD BROOKVILLE

New York

- F&A is currently on retainer to the Planning Board to review major subdivisions and site plans and to provide advice to the Board of Trustees on Village-wide planning matters, including SEQRA compliance.

- On behalf of the Board of Trustees, F&A prepared a critique and expert testimony before the New York State Department of Education, in opposition to a proposed bus maintenance facility and play fields proposed by the North Shore School District on a 7.5 acre tract on Glen Cove Road that is currently the site of a riding academy. The applicant's DEIS, including site and access issues, traffic, visual, land use, and fiscal impact issues were reviewed. As a result of widespread opposition, the application was withdrawn.

CITY OF PEEKSKILL

New York

- F&A is on retainer to the City to review site plans, subdivisions and other applications before City boards and agencies.
- The firm is advising the City in litigation over the construction of Chapel Hill estates, a 300-unit condominium development.
- Directed planning for two mixed-use urban renewal projects in and around the City's retail business district.
- Directed downtown market, urban design, parking and circulation studies.
- As part of a moratorium on development, F&A was retained by the City to analyze zoning within the Central Business District, with a focus on creating an historic district and drafting guidelines for preservation of aesthetically or historically significant structures. Working closely with the city planning staff and the Historic Commission, the proposed zoning and historic district regulations were adopted by the Common Council and will be considered an amendment to the City's Comprehensive Plan.
- F&A guided the urban renewal disposition process for the ARTLOFT project, an innovative moderate-income housing project in the downtown for artists funded by the State of New York.

VILLAGE OF PORT CHESTER
New York

- As the Village's environmental consultant, F&A reviewed and critiqued site plan for large scale mixed-use waterfront development on 20-acre urban renewal site (The Harbor Redevelopment Project).
- As the Village's environmental consultant, F&A reviewed developer's DEIS, FEIS and Findings for 23-acre mixed-use urban renewal Downtown Marina Redevelopment and Retail Project on behalf of Village Board. The project was later abandoned.
- F&A was retained by the Village of Port Chester to prepare an Ordinance aimed at regulating the location of adult-oriented businesses in the Village. In addition, F&A prepared a secondary effects study and an analysis to determine the potential impact of adopting the proposed legislation.
- F&A drafted an Ordinance to create new Affordable Housing Overlay District and special use permit provisions for multi-family affordable housing; also prepared Generic Environmental Impact Statement (GEIS) for same. Project withdrawn.

CITY OF POUGHKEEPSIE
New York

Reviewed, critiqued and provided expert testimony in opposition to proposed 130,000 square foot hotel-office complex in Town of Poughkeepsie. Reviewed and critiqued applicant's DEIS and market analysis for project.

TOWNS OF RAMAPO AND HAVERSTRAW
New York

Served as expert witness on both Towns' behalf in opposition to proposed annexation of 52 acres of Town land by Village of Pomona. Prepared report and reviewed DEIS for affected 250,000 square foot proposed shopping center; reviewed and critiqued Master Plans for all three municipalities and testified on both Towns' behalf in opposition to annexation

before three judge panel of the New York State Supreme Court. Annexation ruling was in favor of the Towns of Ramapo and Haverstraw.

TOWN OF RIVERHEAD
Riverhead, New York

F&A has been retained by the Town to review an Environmental Impact Statement for a proposed 135,000 sq ft lumberyard on County Route 58, a heavily trafficked commercial corridor. F&A will review, among other elements of the EIS, issues pertaining to community growth and commercial character, including the impact of this new facility on the trade area and the potential to cause a "blighting influence" on competing facilities and commercial concentrations in the trade area.

TOWN/VILLAGE OF SCARSDALE
New York

- F&A was retained by the Town/Village of Scarsdale to develop an *Infrastructure Improvement Plan* to create better parking conditions, traffic circulation, and pedestrian safety, as well as a more aesthetically pleasing environment as a result of new zoning, streetscape and design guidelines that are ultimately implemented. As part of the *Plan*, F&A crafted a strategic partnership approach with a downtown committee to enhance the economic viability of the CBD and identified retail market niches for the Village to pursue.
- A \$4.5 million capital improvement program reflecting the firm's recommendations has been recently implemented by the Village.
- F&A is part of a team planning for the development of a new municipal parking garage in the Village Center adjacent to the railroad station. F&A tasks on the project include managing the public participation process (including working with neighbors of the proposed site), feasibility analysis of potential street level retail, and preparation of a generic environmental impact statement examining the project's visual and traffic impact, among others.

TOWN OF SOUTHOLD

New York

F&A prepared a State-approved corridor management plan for this Suffolk County town that addresses external development pressures while protecting private property rights and fostering sustainable development. The Plan, which featured extensive citizen participation, includes an inventory of existing conditions, identification of corridor(s) for Scenic Byways designation, and a management and implementation strategy to guide future development and land use. This study, on Long Island's North Fork, will be used as a model for similar plans throughout New York State.

CITY OF STAMFORD

Connecticut

Prepared a value retail/megastore study for the City which focused on developing a retail/industrial policy, a typology of value retail uses, and the development of land use standards that will be incorporated into both the City's existing zoning ordinance and master plan. The goal is to permit value retail on certain sites while protecting the integrity of the central business district and preserving industrially zoned land. Our recommendations are currently being implemented by the City.

SUFFOLK COUNTY BOARD OF LEGISLATORS

New York

The firm recently completed an assessment of County court needs in Suffolk and recommended, based upon analyses involving traffic, parking space needs and economic impact, the optimal location for 18 additional courtrooms in Riverhead and Central Islip. F&A headed a team of management consultants, a retired New York State Supreme Court justice and architects experienced in courthouse design. The County Board has endorsed the study that will serve as the basis for new courtroom construction into the millennium.

VILLAGE OF TARRYTOWN

New York

F&A served as the Village's environmental consultant to review a 28-lot subdivision on an environmentally sensitive site overlooking the Hudson River, previously owned by the Unification Church. Major issues included traffic, drainage, aquatic, terrestrial, fiscal and visual impacts. Project approved by Planning Board.

CITY OF TORRINGTON

Connecticut

- F&A was retained by a public-private partnership and the City of Torrington to develop a *Downtown Plan*. This action-oriented plan included 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 this former manufacturing town in Litchfield County. Long-term components of the *Downtown Plan* include a capital improvements program and a market study that are assisting this public-private partnership in conducting business recruitment efforts.
- Building upon the firm's *Downtown Plan*, F&A is working closely with local officials to implement a number of recommendations. The Plan includes recruitment of businesses, implementation of streetscape and tourism plans and suggestions for projects to benefit the downtown area. F&A will also explore and obtain State and Federal grants, coordinate City events and develop a calendar of events.

WESTCHESTER, ROCKLAND AND PUTNAM COUNTIES

New York

F&A was retained as part of a multi-disciplinary team to prepare a bicycle and pedestrian master plan for Westchester, Rockland and Putnam Counties. The Plan focuses on the creation of a safe and efficient network of bicycle and pedestrian routes to be developed in partnership with various interest groups, property owners and government

bodies. The intent was to provide viable choices of alternative transportation modes that are compatible with local, regional and state transportation master plans. The Plan has been completed and endorsed by all three counties.

CITY OF YONKERS
New York

F&A was retained by the City to analyze the physical and economic trends of Westchester County's busiest commercial thoroughfare as it winds from the Cross County Shopping Center to the Greenburgh town line. Retail mix, traffic, land use, zoning and design issues were examined and a long term solution to Central Park Avenue's needs were addressed in a comprehensive study and plan. This represents the first time the corridor has been studied in any detail.

TOWN OF YORKTOWN
New York

F&A is currently preparing a Generic Environmental Impact Statement (GEIS) for the Town Board to investigate the upzoning of 2500 acres in the environmentally sensitive Hunterbrook area of the Town. Previously the subject of a successful lawsuit by property owners, the firm prepared the scope for the environmental review and potential rezoning. Anticipated impacts include land use and zoning, traffic, drainage and aquatic and fiscal.

PRIVATE SECTOR AND NOT-FOR-PROFIT CLIENTS

ARDSLEY PARK HOMEOWNERS ASSOCIATION
Irvington, New York

Served as consultant to suburban civic association in review and critique of proposed 104 lot subdivision and zone change before Dobbs Ferry Village Board. Issues included traffic, visual, fiscal, archaeological and drainage. Provided expert testimony for an Article 78 procedure opposing the project.

AVIS RENT-A-CAR
Garden City, New York

Prepare zoning analyses for company-owned installations in New York metropolitan area; advise on site suitability.

A & T IRON WORKS, INC.
New Rochelle, New York

Prepared application for zoning variances for new construction of 40,000 square foot industrial building providing full lot coverage. Represented client before Mount Vernon Zoning Board of Appeals. Variances approved.

BAY PARKWAY DEVELOPERS CORP.
Brooklyn, New York

F&A was retained to conduct a parking/traffic and neighborhood character analysis for a proposed retail facility. The purpose of the analysis was to support the contention that the existing parking facilities and transportation network in the Bensonhurst section of Brooklyn can adequately support the additional retail proposed on the site. Components of the study included a neighborhood analysis, inventory of businesses, traffic & parking patterns and ridership trends. A summary of the report findings was presented to the New York City Board of Standards and Appeals, along with expert testimony by the firm's principal.

BELL ATLANTIC NYNEX MOBILE
Orangeburg, New York

Under retainer, prepare environmental documentation for installation of cellular towers in accordance with Federal Telecommunications Act. Prepare and deliver expert testimony before local boards and agencies in tandem with environmental counsel. Several sites.

BELMONT-ARTHUR AVENUE LDC/BID
Bronx, New York

- F&A prepared a Business Improvement District Feasibility Study, including a Capital

Improvements Plan for the LDC, with New York State and City of New York funding.

- Completed marketing, land use and urban design studies for the retail and residential areas of this mid-Bronx neighborhood. Also conducted building conditions study and made recommendations for physical improvements resulting in a comprehensive plan for the neighborhood.
- Conducted survey of City-owned vacant land and buildings and made recommendations for re-use and redevelopment of properties.

BRADLEY CORPORATE PARK
Blauvelt, New York

Represented office park developer's interest in review of proposed Town of Orangetown Master Plan update, GEIS and other documents as part of Article 78 proceeding against the Town. Prepared report and delivered expert testimony before Town Board. Article 78 proceeding was upheld by the Courts, with the Town paying substantial damages to the Client in this landmark case.

BRONXVILLE FIELD CLUB
Bronxville, New York

Represented tennis/country club before Zoning Board of Appeals regarding request for special use permit to allow \$1 million building expansion, including preparation of Environmental Assessment Report and provision of expert testimony. Prepared site plan for planning board approval. Project approved and improvements constructed.

BURR DAVIS-SHARPE FUNERAL HOMES, INC.
Mount Vernon, New York

Prepared Environmental Assessment (EAF), traffic study and parking analysis for conversion of former movie theater into funeral home. Represented client before the Mount Vernon Planning Board and Zoning Board of Appeals regarding request for special use permit and area variances. Application approved and funeral home in operation.

CALGI CONSTRUCTION CORPORATION
New Rochelle, New York

As a first step toward the creation of a physical master plan for the Fort Lee public works yard, F&A, in concert with this Westchester-based construction firm, conducted an organizational assessment of the Borough's public works functions, along with other, related municipal functions that may be co-located at the DPW facility. This organizational assessment was combined with a physical evaluation of the yard and a newly acquired, adjacent property. The end product was a report, program and conceptual site plan for the combined parcels which the Borough is currently utilizing.

CANON U.S.A. Inc.
Lake Success, New York

Conducted research on client's behalf for relocation of corporate headquarters. Analyzed several market areas, receptivity of communities to the presence of corporate headquarters and approval processes required for potential relocation.

CARLTON CONSTRUCTION CORPORATION
New City, New York

Provided expert testimony on client's behalf to Towns of Ramapo and Haverstraw on feasibility of proposed shopping center in Pomona, New York. Reviewed and critiqued DEIS and client's site plan for compliance with SEQRA and local land use regulations. Advised client on effects of proposed municipal annexation of land encompassing shopping center site.

Provided expert testimony before three-judge panel in opposition to the proposed annexation. Ruling was made in favor of client.

CARLYLE CONSTRUCTION CORPORATION
New York, New York

Advised developer on acquisition of large residential properties in Greenburgh and Dobbs Ferry, New York and processing before Town and Village Planning Boards for zone change, environmental impact statement and site plan approvals.

**CARMEL-MAHOPAC RESTORATION
REVITALIZATION, INC.**

Carmel, New York

Consultant to business-government group to conduct study of two hamlet areas within the Town of Carmel to determine optimal physical redesign and public improvement program. Work resulted in LDC applying to New York State Urban Development Corporation for commercial revitalization funds. Grant application approved and project underway.

CENTRAL IRON AND METAL COMPANY INC.

New York, New York

Retained by CEO to assist in relocating Manhattan based scrap metal facility. Prepared formal proposal for consideration by Brooklyn Navy Yard Development Corporation, Port Authority, New York City Department of Ports and Terminals, and New York City Public Development Corporation.

Liaison for client with community planning board, New York City Department of Business Services and other municipal agencies.

CENTRAL WESTCHESTER HUMANE SOCIETY

Elmsford, New York

Prepared Environmental Assessment documentation for site plan approval of \$1.5 million animal shelter in the Town of Greenburgh. Project approved and occupied.

CHESTERFIELD ENTERPRISES LTD.

Huntington, New York

Represented client before Town of Riverhead boards and agencies in project approvals involving zone change to permit construction of affordable housing in single family and townhouse configurations.

COLLEGE OF NEW ROCHELLE

New Rochelle, New York

The firm was retained by the College to prepare a Phase 1 environmental audit for two on-campus buildings with respect to Industrial Development Agency financing for new construction and renovation respectively. Financing approved.

CORPORATE PROPERTY INVESTORS INC.

(now The SIMON DEBARTOLO COMPANIES)

New York, New York

- Represented nation's tenth largest shopping center owner-manager in reviewing and critiquing application by competitor for zone change, Draft and Final Environmental Impact Statements, and Rockland County and Town of Clarkstown Master Plans. Served as expert witness before the Rockland County and Clarkstown Planning and Town Boards in opposing proposed zone change from industrial-office to major regional shopping center (Palisades Center in West Nyack, NY).
- Served as expert witness before the Rockland County and Clarkstown Planning and Town Boards in opposing proposed 3 million square foot Palisades Center Mall in West Nyack, NY. Working with environmental counsel, F&A's research and critique were instrumental in several legal challenges to the site plan approval, resulting in the developer's withdrawing the application and ultimately constructing a much smaller mall.
- Preparation of environmental documentation for 500,000 square foot expansion of Roosevelt Field Regional Shopping Mall to include Nordstrom's Department Store and other retail tenants. Project completed.
- Represented owner of Roosevelt Field regional mall in review of Generic Environmental Impact Statement for proposed Planned Unit Development Zone and proposed regional shopping mall in Town of Hempstead, New York. Served as expert witness before Town and County Boards.
- Represented client on other planning and zoning matters throughout the New York metropolitan area.

DBF DEVELOPMENT GROUP LTD.

Elmsford, New York

Coordinated processing before Town Planning Board for subdivision and site plan approval of 43 unit project.

DERFNER MANAGEMENT COMPANY, INC.
New York, New York

Conducted research, prepared testimony and application to New York City Board of Standards and Appeals on behalf of owner for zoning variances to permit limited professional offices in apartment building on the Grand Concourse, Bronx, New York.

DEVELOPMENT STRATEGIES COMPANY, LLC
Harrison, New York

For a project concerned with the development of a health club on a site with physical and zoning constraints on Central Avenue in the Town of Greenburgh, F&A is preparing alternative conceptual site plans and a comparative zoning analysis. Recommendations will address building configuring, parking and permitting strategies. Project is underway.

EAGLE RIVER BUILDERS
Brewster, New York

Prepared zoning feasibility analysis and site plan for proposed solid waste transfer station for Putnam County site (project withdrawn).

EAST NYACK HOLDING COMPANY
Nyack, New York

Planning consultant in connection with condominium development on vacant urban renewal site in City of Kingston, New York; preparation of environmental assessment and processing of necessary zone change and planning board approvals.

EL OLIVAR PENTECOSTAL CHURCH
Port Chester, New York

The firm prepared environmental documentation for a proposed addition to an existing church in Port Chester. The addition will add much needed space for classes and services. Traffic, parking and visual impact studies were performed as part of the environmental analysis to accompany the application for special exception, area variance and site plan approvals. Application is pending.

FINE ASSOCIATES/DUN-RITE TOWING, ET.AL.
Elmsford, New York

For owner of several commercial properties in the Village of Elmsford, prepared written critique and testimony before Village Board of Trustees in opposition to proposed rezoning of several parcels from Heavy Industrial to Commercial use. Critiqued Village planning consultant's land use and environmental analysis report. Cited SEQRA and substantive planning arguments on client's behalf.

FRIEDMAN HOSPITAL FOR CHILDREN
Ossining, New York

Prepared traffic, environmental and historic documentation for Certificate of Need for expansion of existing hospital on 33-acre site in Westchester County.

FUN CITY ENTERPRISES LTD.
Mount Vernon, New York

F&A was retained by Fun City Enterprises to conduct a land use and economic feasibility study for the development of a 5 story, 380,000 square foot family entertainment center on a site bordering the New York State Thruway in Yonkers, New York. This study assessed the suitability of the site for the project and potential traffic and environmental impacts with associated mitigation measures. F&A coordinated a presentation before the Yonkers City Council with Fun City's marketing, traffic, engineering, and legal consultants to convey the merits of the proposal and present the site feasibility study. Application is pending.

GATEHOUSE LANE CIVIC ASSOCIATION
Mamaroneck, New York

Consultant to suburban civic association in review of proposed subdivision by the Town Planning Board. A report critiquing the developer's proposal and recommending changes to the plan was presented to the Planning Board that resulted in several revisions to the plan benefiting the civic association.

**GEORGE COMFORT & SONS/RD MANAGEMENT
MANUFACTURER'S OUTLET CENTER
Mount Kisco, New York**

Prepared land use, zoning and economic impact analyses for the expansion of the Manufacturer's Outlet Center in Mount Kisco, NY, from 195,000 square feet to 280,000 square feet through the development of a 55,000 square foot A&P Sav-A-Center. The A&P is intended to replace an existing Waldbaum's supermarket; the Waldbaum's will be converted to non-supermarket retail. The economic impact analysis, completed in 1998 and updated in 2000, included a general economic profile, demographic and market analysis, commercial character assessment, and potential fiscal impacts. Expansion was approved.

**GERITREX CORPORATION
Mount Vernon, NY**

For this Mount Vernon-based manufacturer of skincare products, F&A assisted in their due diligence environmental review of an industrial building to be purchased by the company for expansion. Issues regarding removal of underground storage tanks (USTs) and sub-surface contamination were investigated and a report rendered for financing purposes. Financing approved.

**GLEN HEAD COUNTRY CLUB
Glen Cove, New York**

On behalf of the Country Club, F&A reviewed a special permit application before the Glen Cove planning board in which a large neighboring industrial use was seeking to expand the manufacturing portion of its operation. The expansion of Photo Circuits Inc. involved internal site changes, a new building and the construction of

an above ground pipe tram to transport chemicals across the site. F&A reviewed the SEQRA documentation to ensure that adverse impacts of the expansion on the Club were minimized. The application was modified to suit the Client's needs.

**GOOD SAMARITAN HOSPITAL
Suffern, New York**

Prepared application to the U.S. Department of Housing and Urban Development on behalf of coalition of agencies, led by Good Samaritan Hospital and the Village of Sloatsburg, for 100 units of low income elderly housing on a 5 acre site in Rockland County. Application included environmental and historic documentation for an environmentally sensitive site adjacent to the Ramapo River.

**GRASSO BROTHERS CONTRACTING CORP./
NORTH BROOK REALTY ASSOCIATES
New Rochelle, New York**

On behalf of a private builder/developer, F&A prepared a proposal for the conversion of a vacant 120,000 square foot former Bloomingdale's department store building into a police headquarters and City Court facilities in downtown New Rochelle. The detailed proposal included schematics, traffic and parking analysis, market data, economic development impacts and financial feasibility in the siting of the facility

**THE GREAT AMERICAN LEASING CORP.
White Plains, New York**

Researched zoning and prepared application to and delivered expert testimony before the Zoning Board of Appeals to permit satellite antenna and radio tower on vacant site in the City of Mount Vernon. Petition was approved.

**GREENBURGH SHOPPING CENTER ASSOCIATES
Elmsford, New York**

Prepared environmental documentation and traffic study for expansion of shopping center in the Town of Greenburgh; supervised processing for site plan approval. Project approved.

HEBREW HOSPITAL HOME
Bronx and Greenburgh, New York

- Prepared Generic Environmental Impact Statement (GEIS) for zoning amendments in the Town of Greenburgh to permit nursing homes and congregate care facilities in residential districts.
- Prepared Draft and Final Environmental Impact Statements for development of 160 bed nursing home on 60 acre tract in the Town of Greenburgh and coordinated applications for subdivision, site plan, special permit and variance approvals. Provided expert testimony before Planning Board and Zoning Board of Appeals. Project completed and in occupancy.
- Prepared full historic and visual documentation presented to the New York State Historic Preservation Office for demolition of existing church building on site.
- Prepared plan for Clean Air Compliance under the Employee Commute Options Program. Project included employee surveys and preparing compliance plan options to reduce commuting by automobiles to this 500 plus bed nursing home in the North Bronx.

IVY PROPERTIES INC.
White Plains, New York

Represented owner and cooperative board in negotiations with New York State Department of Transportation for lease and construction of on-site parking area for Yonkers co-op. Researched zoning, prepared proposal and produced financial proforma on behalf of client.

KIP CONSTRUCTION CORP./MM&L REALTY CORP.

Port Chester, New York

F&A is assisting the developer of a proposed 169-room waterfront hotel (Holiday Inn Express) in Port Chester's Urban Renewal Zone in negotiating both the local permitting and approvals process, and preparing an EIS under the New York State Environmental Quality Review (SEQR) process as well as an economic impact analysis. The proposed hotel would complement ongoing commercial redevelopment activities in downtown Port Chester. Applications for rezoning, site plan and area variances, as well as waterfront consistency, are pending.

LANDMARK PARTNERS, INC. / KEARNEY GROUP
Brewster, New York

F&A was commissioned to prepare environmental documentation for a proposed 86-unit senior housing project in Shrub Oak, NY known as Wynwood Oaks. The environmental documentation accompanied the request for rezoning and site plan approval to the Yorktown Town Board, enabling this affordable senior development to proceed. The rezoning and site plan applications were approved and the project is under construction.

LARIZZA-CAPOCCI CONSTRUCTION CORP.
Port Chester, New York

Represented builder-developer in zone charge to permit construction of 60 units of affordable housing in high rise condominium; drafted new overlay zone to permit the use, amended special use permit provisions to provide for affordable multi-family housing and prepared Generic Environmental Impact Statement in support of application.

LYNMARK REALTY GROUP/EAGLE CAPITAL, LTD.
Suffern, New York

Researched, prepared and delivered expert testimony before Village of Montebello Zoning Board of Appeals for petition to construct 110 units of age-oriented housing on ten-acre parcel requiring area and use variances.

Researched market trends for age-oriented housing, with age 55 criterion as benchmark.

LYONS MORTGAGE CORP.

Astoria, New York

F&A prepared a parking study for the proposed subdivision of a residence in Mount Vernon requiring area variances. The study and expert testimony before the Zoning Board of Appeals noted the availability of parking spaces based on current conditions and determined that the proposed subdivision could accommodate enough parking spaces. The variances were approved.

MARLBOROUGH ASSOCIATES, L.P.

Marlboro, New York

Prepared preliminary and final site plans and SEQRA documentation for 44-unit elderly rental housing project on 4.5-acre site in Ulster County as part of submission for funding under the New York State Division of Housing and Community Renewal's Low Income Housing Trust Fund Program. Application approved in 1996 funding round. Provided expert testimony before the Planning Board for site plan and special use permit approvals. Project approved and in occupancy.

MOUNTCO DEVELOPMENT AND CONSTRUCTION CORP.

Scarsdale, New York

In the City of Mount Vernon, F&A prepared a market study and environmental documentation for a 10 story 75 unit affordable senior rental project where a zone change, area variances and site plan approval were required. The project, funded with Federal Tax Credits and a NYS Low Income Housing Trust Fund grant, was approved by the City in less than 9 months.

MOUNT VERNON HOSPITAL

Mount Vernon, New York

- Conducted APO worksite survey for the Federally mandated Employee Commute Options (ECO) Program under the Clean Air Act Amendments. Surveyed over 500 employees, compiled data, calculated APO and developed zip code profile. Designed initial compliance plan, which included focus sessions with employees and management, as well as developing alternate commute options and trip reduction strategies. Compliance Plan was filed on time.
- Consultant to the Board of Directors in preparation of proposal for mixed use development of City-owned property in Mount Vernon central business district: residential, office-retail and parking uses proposed. Liberty Place development proposal was accepted by City Administration and Hospital was designated as project sponsor. The project was subsequently abandoned by the Hospital, but a similar project has recently been proposed.

MUSIC CONSERVATORY OF WESTCHESTER

White Plains, New York

F&A completed a feasibility study to relocate and expand the Music Conservatory of Westchester into a Center for Arts and Culture in downtown White Plains. The study included land use and architectural analysis of alternate sites, a strategic plan for the Conservatory, and an economic impact analysis. Funds for the study were provided by the National Endowment for the Arts.

NATIONAL BAPTIST CONVENTION

Nashville, Tennessee

As planning consultant to national minority sponsor and Grace Baptist Church, Mount Vernon, N.Y., prepared application for \$9 million Section 202 HUD grant for 98-unit senior citizens housing project. Prepared all environmental documentation for project before HUD and municipal and State agencies. Project approved for fund reservation by HUD. Construction completed and project is occupied.

NEW ROC ASSOCIATES

White Plains, New York

Prepared an EIS for the redevelopment and expansion of the abandoned New Rochelle Mall to include the construction of a 19-plex movie theater, 620,000 square feet of sports, entertainment and retail space, and associated parking. Land use, zoning and fiscal impact issues were analyzed in detail. Project is completed and in occupancy.

**NEW ROCHELLE NEIGHBORHOOD
REVITALIZATION CORPORATION, INC.**
New Rochelle, New York

F&A recently completed a Neighborhood Development Plan for a superblock in West New Rochelle. The Plan involved an acquisition and relocation analysis, an environmental analysis including a Phase I Environmental Audit, the development of an architectural concept plan for the area, and a financial feasibility analysis for the construction of 172 units of affordable housing for families and elderly. The end product was an urban renewal plan and zoning requirements tailored to meet the needs of the superblock, which F&A also prepared. The project is in the land acquisition stage.

**NEW YORK HOSPITAL -
CORNELL MEDICAL CENTER**
New York, New York

For proposed mixed use 1500 unit residential, skilled nursing and retail complex in downtown White Plains, prepared fiscal impact analysis for 235 acre - Hospital-owned site. Advised client on financial benefits of various development scenarios.

PACE UNIVERSITY
New York City and Pleasantville, New York

F&A assisted in preparing a Generic Environmental Impact Statement (GEIS) on behalf of the University for land use, zoning and fiscal impacts emanating from the implementation of the University's Generic Master Plan, which includes overall site development as well as specific impacts related to Pace's proposed recreation center. Project approved and in occupancy.

PENN TRAFFIC COMPANY
Syracuse, New York

Prepared, on behalf of regional supermarket chain, critique and expert testimony in opposition to 55,000 square foot Shop-N-Save supermarket in the Village of Herkimer, NY. Issues reviewed as part of the applicant's DEIS included site remediation, stormwater management, traffic, land use, zoning, visual, community facilities, and socio-economic/fiscal impacts.

PERBAR REALTY INC.
Elmsford, New York

- Represented developer in processing residential subdivision before Planning Board in the Town of Greenburgh, New York, including wetlands delineation. Project approved.
- Prepared environmental documentation and traffic study for expansion of shopping center in the Town of Greenburgh; supervised processing for site plan approval. Project approved.

PHELAN DEVELOPMENT COMPANY
Ossining, New York

Prepared environmental documentation, delineated wetlands and provided advice on site plan and zoning approvals for 21-unit affordable rental project in Lake Mohegan. Project required processing in both the Towns of Yorktown and Cortlandt. Coordinated multi-agency review and liaison with County of Westchester for Housing Implementation funds.

PLUMBROOK PROPERTIES, LLC
New Hyde Park, New York

- F&A has been retained to prepare an environmental impact statement for a 75 unit assisted living facility for senior citizens on Route 117 in Mount Kisco. Issues to be investigated are traffic, visual, wetlands, fiscal and drainage impacts. F&A will also advise on processing before local boards with respect to zoning amendment, site plan and special use

permit approvals.

- F&A has been retained to prepare an environmental impact statement for a 165 unit assisted living facility for senior citizens in the Town of Oyster Bay, Long Island to be known as Woodbury Greens. Issues to be investigated are traffic, visual, fiscal and drainage impacts. F&A will also advise on processing before local boards with respect to site plan approval.

PROSPERO NURSERIES

Thornwood, New York

Conducted an impact analysis of, and helped draft a proposed zoning ordinance amendment to allow, by special permit, landscape nurseries in residential districts on sites that are six (6) or more acres and that abut an arterial road in the unincorporated area of the Town. Provided detailed inventory of all existing landscape nurseries and garden centers in the Town and identified undeveloped sites where existing nurseries could expand into and/or new businesses could be established in residential districts under the proposed special permit provisions. Application pending.

RD MANAGEMENT CORP.

New York, NY

- For this private developer F&A prepared an Economic Impact Analysis for the development of a 5-Story hotel and parking in Hackensack, NJ, which will include 16,000 square feet of ground floor commercial space. Study elements included demographic trends, trade area profile, comparison of alternate uses, impacts of the proposed project and future without the proposed project. The study was prepared in response to an RFQ issued by the City for redevelopment of almost 2 acres adjacent to the Hackensack University Medical Center.
- F&A was retained to prepare an environmental impact assessment with addenda including an economic impact analysis, a commercial character assessment and a visual impact analysis to support an application to change the zoning on a site in Orangetown, NY, from industrial to commercial. The project includes

a 200,000 square foot retail development on the site of an abandoned manufacturing facility. The commercial character assessment will include a determination of possible displacement of existing businesses and potential blighting impacts as a result of the project. The economic impact analysis will evaluate the potential costs and benefits to the Town, County and other merchants in the area and will evaluate primary and secondary spending impacts of the project. The visual impact analysis will result in recommendations for improvements on project design and landscaping.

RELATED PROPERTIES INC.

New York, New York

F&A provided planning review services for the owner/developer of The Centre At Purchase, a 600,000 square foot corporate park, in opposition to the development of a full service sports center on the campus of neighboring Manhattanville College. The proposed center will be home to the New York Rangers training facility, along with other college sports functions and community-based sports facilities needs. The firm provided analysis from SEQRA, land use, zoning and traffic perspectives to assist in minimizing the environmental impacts of this 86,000 square foot facility on surrounding uses and from within the campus itself.

RESEARCH INSTITUTE OF AMERICA

Valhalla, New York

Researched and developed compliance plan for the Federally mandated Employee Commute Options (ECO) Program. The plan components included focus sessions with employees and management, as well as developing alternate commute options and trip reduction strategies.

RIVERHEAD CENTRE LLC

Riverhead, New York

For this private developer affiliated with the Related Companies Inc. of NYC, F&A prepared an Economic Impact Analysis for the development of a 400,000 sq ft power center in Riverhead, NY, which will include among other tenants, Home Depot, Modell's, Circuit City, Staples and Waldbaums. Elements included demographic trends, employment trends, shoppers sales, retail expenditure potential, trade area profile, impacts of the proposed project and future without the proposed project. The study was prepared as part of an Environmental Impact Statement (EIS) to determine impacts on commercial character. Application pending.

RUSCIANO ASSOCIATES, INC. **Pelham Manor, New York**

F&A is providing consulting services and expert testimony in support of an Article 78 filing against the Village of Pelham Manor on behalf of this realty and investment firm with holdings subject to a Village-initiated rezoning that includes a sunset provision on non-conforming uses. Review and critique of the rezoning language, the study on which the rezoning was based, and the DGEIS and FGEIS for the rezoning resulted in an affidavit demonstrating a flawed and arbitrary planning process under the New York SEQRA regulations. Lawsuit is pending.

SCARSWIN ASSOCIATES **Sydney, Australia**

For this absentee property owner, F&A prepared a feasibility study to convert an existing non-conforming building in the Town of Greenburgh into a more viable use. Options included office, commercial, and mixed use residential. Zoning, land use, visual impacts, market issues, neighborhood character and compatibility with the Town's Comprehensive Plan were researched and assessed and a written report rendered to the client.

SCHLEIFER REALTY CORPORATION **New York, New York**

- Currently preparing subdivision plat and Environment Assessment Study (EAS) for 120 bed nursing home, medical office building and housing on a 5.4 acre vacant site in Flushing, Queens to be known as The Utopia Community. Assignment includes surveying, site planning, engineering and processing for subdivision and special use permit approvals for this multi-million dollar project in New York City.
- F&A was retained to prepare environmental documentation, zoning analysis, special permit and site plan applications to the Greenburgh Planning Board for the construction of a new 8,500 sq. ft. restaurant on Central Park Avenue, one of Westchester's busiest commercial corridors.

ST. JOHN'S RIVERSIDE HOSPITAL **Yonkers, New York**

For proposed 160-bed nursing home, prepared Environmental Assessment and applications for zoning and site plan approvals on historically sensitive site in North Yonkers. Prepared scope for full Environmental Impact Statement and traffic study. Project approved.

SOUTHLANDS CORPORTION **Dallas, Texas**

F&A was retained to conduct a neighborhood character analysis for a proposed Seven-11 convenience store in Brooklyn's Ocean Parkway section. The purpose of the analysis was to support the contention that the retail use will be an improvement over the existing auto repair shop and adjacent vacant lot that it will replace. The site is partially zoned residential and partially zoned commercial, resulting in the need for a variance from the NYC Board of Standards and Appeals to allow the retail use. The neighborhood character analysis supplemented the application for a variance. Components of the study included inventories of existing businesses and existing land use in the vicinity, current socio - economic data and population and income projections. A summary of the report and findings was presented to the Board of Standards and Appeals, along with

expert testimony, by the firm's principal. The project was approved by the Board.

ULSTER COUNTY
New York

Prepared, on behalf of the City of Kingston and the Ulster County Development Corporation, a downtown plan and application for \$250,000 in funding under the New York State Urban Development Corporation's Commercial Revitalization Program. The project includes grants for public improvements, facade renovations and design services in concentrated downtown area. Application approved and project underway.

VAN TONGERAN REALTY
York Farm Estates
Yorktown Heights, New York

Prepared fiscal impact analysis for proposed 78-rental unit development in Town of Yorktown to examine impact of the project on the Yorktown School District. Report prepared as part of environmental review by the Town Planning Board. Project approved.

WALLABOUT PROPERTIES, INC.
Brooklyn, New York

F&A prepared an application to the NYC Board of Standards and Appeals for the construction of multi-family residences above a school and synagogue in the Williamsburg section of Brooklyn. The project, requiring variances from the BSA, involved conducting a land use survey, air quality analysis, noise analysis, completion of a Waterfront Consistency Form, and a detailed site use history to ascertain the presence/absence of hazardous materials on the property in the Williamsburg section of Brooklyn. The project was approved by the Board.

WARTBURG EVANGELICAL LUTHERAN HOME
Mount Vernon, New York

- Prepared Environmental Impact Report and traffic study and coordinated all approvals (site plan, special use permit and zoning variances) before City zoning and planning boards for 112 bed expansion of skilled nursing facility on 34 acre campus. Prepared environmental documentation required for financing by New York State Dormitory Authority. Project approved and occupied.
- Prepared historic and visual impact documentation to New York State Historic Preservation Office (SHPO) and Westchester County Department of Planning with respect to clearance of new construction on historic campus with several buildings eligible for National Register status.
- Prepared Phase I Environmental Site Assessment in connection with HUD - FHA mortgage insurance application.

WELLSPRING ZENDO, INC.
ZEN BUDDHIST MONASTERY
Pound Ridge, New York

Retained as expert planning witness to review, comment upon and deliver testimony before the Pound Ridge Town Board in opposition to proposed amendment to Zoning Ordinance imposing 50 foot buffer requirement which would impose hardship on client's property. Testimony submitted for the record was the basis for Article 78 proceeding filed by client against the Town.

WHITEHEAD ASSOCIATES
Greenwich, Connecticut

Represented the owners of a 57-acre property in the Town of Greenburgh adjacent to the former Technicon (now Bayer Laboratories) complex before the Town Planning Board and Town Board with regard to opposing a zone change to decrease density. Provided expert testimony and assisted in negotiations with the Town.

WOODBURY MALL ASSOCIATES INC.
Monroe, New York

Represented shopping center developer in deliberations before Town of Woodbury on proposed Master Plan and zoning amendment that would have precluded commercial use on the client's site. Prepared report critiquing Town's position. Succeeded in convincing Town to retain the commercial zoning designation and permit the shopping center.

WORKMEN'S CIRCLE

New York, New York

F&A, in concert with Amie Gross Architects and Hutton Associates of NYC, was retained to prepare a master plan for a 200-acre site in Beekman, NY (currently known as Circle Lodge) to create a first class resort and a cultural center for Jewish studies. The assignment included land use, zoning and environmental documentation, and permit processing, as well as market and fiscal impact analysis to determine optimal re-use of this underutilized facility with frontage on Sylvan Lake in Dutchess County. F&A also advised the client on financing and grants procurement to offset development costs.

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EXPERT TESTIMONY

EXPERT TESTIMONY BEFORE PUBLIC AGENCIES AND THE COURTS ON ZONING, HOUSING, LAND USE, ENVIRONMENTAL AND ECONOMIC DEVELOPMENT MATTERS

SUPREME COURT OF THE STATE OF NEW YORK

Dutchess County
New York County
Rockland County
Sullivan County
Suffolk County
Westchester County

NEW YORK STATE

Department of Social Services
Department of Economic Development
Division of Housing and Community Renewal
Empire State Development Corporation

NEW YORK CITY

New York City Board of Standards and Appeals
New York City Industrial Development Agency
New York City Planning Commission

WESTCHESTER COUNTY

Westchester County Board of Legislators
Westchester County Department of Social Services
Westchester County Housing Opportunity Comm.
Westchester County Industrial Development Agency

Town of Bedford Planning Board
Town of Cortlandt Town Board
Town of Cortlandt Planning Board
Town of Eastchester Town Board
Town of Eastchester Planning Board
Town of Eastchester Zoning Board of Appeals
Town of Greenburgh Town Board
Town of Greenburgh Planning Board
Town of Greenburgh Zoning Board of Appeals
Town/Village of Harrison Town Board
Town/Village of Harrison Planning Board
Town of Mamaroneck Town Board
Town of Mamaroneck Planning Board
Town of Mamaroneck Zoning Board
Town/Village of Mount Kisco Board of Trustees

Town/Village of Mount Kisco Planning Board
Town of North Castle Town Board
Town of North Salem Planning Board
Town of Pound Ridge Town Board
Town/Village of Scarsdale Board of Trustees
Town of Somers Planning Board
Town of Somers Zoning Board of Appeals

City of Mount Vernon City Council
City of Mount Vernon Housing Authority
City of Mount Vernon Planning Board
City of Mount Vernon Urban Renewal Agency
City of Mount Vernon Zoning Board of Appeals
City of Mount Vernon Industrial Development Agency
City of New Rochelle City Council
City of New Rochelle Planning Board
City of New Rochelle Board of Appeals on Zoning
City of New Rochelle Housing Authority
City of New Rochelle Industrial Development Agency
City of Peekskill Common Council
City of Peekskill Planning Commission
City of Peekskill Urban Renewal Agency
City of Peekskill Housing Authority
City of Peekskill Historic Preservation Board
City of White Plains Common Council
City of White Plains Planning Commission
City of Yonkers City Council
City of Yonkers Planning Board
City of Yonkers Zoning Board of Appeals
City of Yonkers Economic Development Zone Board
City of Yonkers Industrial Development Agency

Village of Briarcliff Manor Board of Trustees
Village of Briarcliff Manor Planning Board
Village of Bronxville Board of Trustees
Village of Bronxville Planning Board
Village of Elmsford Board of Trustees
Village of Elmsford Zoning Board of Appeals
Village of Hastings Board of Trustees
Village of Hastings Planning Board
Village of Mamaroneck Board of Trustees
Village of Port Chester Board of Trustees
Village of Port Chester Planning Board
Village of Port Chester Waterfront Commission
Village of Port Chester Zoning Board of Appeals
Village of Tarrytown Planning Board

EXPERT TESTIMONY

PUTNAM COUNTY

Putnam County Board of Legislators
Town of Carmel Town Board
Town of Southeast Planning Board

ROCKLAND COUNTY

Rockland County Planning Board

Town of Clarkstown Town Board
Town of Clarkstown Planning Board

Town of Haverstraw Town Board
Town of Haverstraw Planning Board

Town of Orangetown Town Board
Town of Orangetown Planning Board

Town of Ramapo Town Board
Town of Ramapo Planning Board

Village of Montebello Zoning Board of Appeals
Village of Sloatsburg Board of Trustees
Village of Upper Nyack Village and Planning Boards

DUTCHESS COUNTY

Dutchess County Board of Legislators
Dutchess County Economic Development Corp.
Dutchess County Empire Zone Board
City of Poughkeepsie Common Council
Town of Poughkeepsie Town Board
Town of East Fishkill Town Board

ORANGE COUNTY

Town of Woodbury Town Board

ULSTER COUNTY

City of Kingston Common Council
City of Kingston Planning Board

Town of Wawarsing Town Board

Village of Ellenville Board of Trustees
Village of Marlboro Planning Board

BROOME COUNTY

Town of Union Town Board

HERKIMER COUNTY

Village of Herkimer Planning Board

NASSAU COUNTY

Town of Hempstead Town Board
Town of Hempstead Planning Board

Village of Old Brookville Board of Trustees
Village of Old Brookville Planning Board

SUFFOLK COUNTY

Suffolk County Board of Legislators

Town of Brookhaven Town Board
Town of Islip Housing Authority

Town of Riverhead Town Board
Town of Riverhead Community Development Agency

Town of Southampton Town Board
Town of Southold Town Board

CONNECTICUT

City of Bridgeport Housing Authority
City of Danbury Board of Selectmen
City of New Britain City Council

City of Stamford Planning Board
City of Stamford Zoning Board of Appeals

City of Torrington City Council
City of Torrington Housing Authority

Town of Fairfield Board of Selectmen

OTHER

U.S. Department of Housing and Urban
Development

Union County, N.J., Department of Human Services

EXPERT TESTIMONY

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REBUTTAL EXHIBIT CF-2

Ramapo Energy Project Telephone Logs



Environmental Science Services, Inc.
272 West Exchange St, Suite 101
Providence, RI 02909
Telephone: (401) 421-0398
FAX: (401) 421-5731

Project: Ramapo
No: A311
Phase:

PHONE LOG

Date: September 22, 1999	ESS Personnel: Tanya
Time: 12:00 pm	Incoming or Outgoing Call: out
Person Contacted: Secretary ??	Company/Agency: Village of Hillburn, Town Clerk
Title:	Dept:
Phone: 914-357-2036	Address:
FAX:	
Subject: Fire Protection Service for Torne Valley	

I introduced myself and indicated that I am researching the existing community services for the Torne Valley region as a requirement of the permit filing for ANP Ramapo Energy. The town clerk gave me the following information and said that the mayor (he signs the related contracts) would call be back. I emphasized that speaking with the fire chief would be sufficient as I didn't want to bother the mayor (and I didn't want the conversation to become political)

Information from the Village of Hillburn Clerk:

Volunteer fire department
Coordinates with the Rockland County 44 Control – Mutual Aide
Covers Village of Hillburn and Ramapo District #1
Fire chief – Ervin Schysko (check spelling)

Dennis Conaton

September 28, 1999 – No response from town clerk, fire chief, or mayor.
Called number provided for Hillburn department and *left a general message* looking for Chief.



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No: A311
Phase:

PHONE LOG

Date: September 22, 1999	ESS Personnel: Tanya
Time: 11:30	Incoming or Outgoing Call: out
Person Contacted: Gordon Wren	Company/Agency: Rockland County
Title: Director of Fire and Emergency Services	Dept: Fire Training Center
Phone: 914-364-8933	Address:
FAX:	
Subject: Fire and Emergency Services EC for the Area	
<p>I introduced myself to Gordon and explained that I am gathering information in order to discuss the existing community services in the area. He agreed easily to answer questions.</p>	
<p>The Hillburn Fire Department handles the fire protection service for Torne Valley. They are a very small fire department servicing less than 1000 people. They have limited equipment including NO LADDER TRUCK. For emergencies, Hillburn would call the Sloatsburg Fire Department (also no ladder truck) and the Suffern Village Fire Department (two ladder trucks).</p>	
<p>For minor incidents requiring outside assistance, the fire chief at the department would coordinate efforts. For major incidents Gordon (or one or more of his assistants at the Fire Training Center) would be the coordinator for a mutual aide effort. He also has the title of the County Fire Coordinator.</p>	
<p>Additional training for the fire departments in the area and the Fire Training Center in regards to the Facility would be necessary. Gordon also HIGHLY RECOMMENDS that the plant developed a fire brigade on site. This would be a group that is trained and equipped with fire gear to help control the fire until the fire departments arrive and then assist the departments with the control of the fire. A fire fighting system would need to be built into the Facility including fire hoses, extinguishing systems, etc. An exact training program and period would need to be established based on the Facility but new training for employees would take a few weeks of training with a heavy emphasis on hands-on work. Yearly refresher classes would also be required lasting 3-5 days. Gordon's office would be the training center. They also train the employees for the Levitt (Sp?) Plant, Central Hudson Plant, the Nuclear plant in the area, and others.</p>	
<p>Medical services for the Valley would be through the Good Samaritan Hospital in Suffern. The regional major trauma center for is the West Chester Medical Center. At the moment, both the</p>	

T124 Phone Log

Ramapo Police Department and this office (EMS Coordinator) coordinate the ambulances and emergency response units. However, the responsibility is being handed over to the Fire Training Center entirely.

Gordon also added that this office coordinated the efforts of the county hazardous response team.

[On a side note – Gordon started talking about his ability to identify where people are from by their accents. This is a good conversation point to get him talking. Very nice man – he said to call back with any other questions or concerns. He never mentioned Sithe so I don't know if they have been in contact with him]



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PHONE LOG

Date: September 28, 1999	ESS Personnel: Tanya
Time: 10:00 am	Incoming or Outgoing Call: out
Person Contacted: General call	Company/Agency: Sloatsburg Fire Department
Title:	Dept:
Phone: 914-753-5575	Address:
FAX:	
Subject: Existing conditions assessment for Ramapo	

Looking for the fire chief of the Sloatsburg Department

Number above – no answer and no machine

Sloatsburg Town Hall – no number listed for town hall, clerk

Tried Hillburn clerk for information = Village of Sloatsburg 753-2727

Asked for name for Fire Chief and a number to contact / leave voice message – had to leave a message with the person answering the phone (clerk) – referenced Gordon Wren.



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Phase:

PHONE LOG

Date: September 28, 1999	ESS Personnel: Tanya
Time: 9:50 AM	Incoming or Outgoing Call: out
Person Contacted:	Company/Agency: Suffern Village Fire Department
Title:	Dept:
Phone: 914-357-0009	Address:
FAX:	
Subject: Fire Services in the Ramapo Area	

Number and name provided by Police Department (914-357-2233):

Fire Chief – Frank Wilson

Two departments for the Suffern Village Fire Department

Hook and Ladder Company: 914-357-0009 (no answer)

Hose Company: 914-357-8841

Beeper/Voice mail for Frank: 264-1624

Called beeper and left voice mail for Frank at 10:00 am.



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PHONE LOG

Date: November 2, 1999	ESS Personnel: Tanya
Time: 11:15 am	Incoming or Outgoing Call: out
Person Contacted: Gordon Wren	Company/Agency: Office of Fire and Emergency Services
Title: Fire Coordinator	Dept: Fire Training Center
Phone: 914-364-8933	Address:
FAX:	
Subject: Fire and Emergency Services EC for the Area	

2nd call to Gordon to ask the following questions:

1) First verify the spelling of his name, positions, and correct title for the department.

Changed appropriately above.

2) Ask questions about the departments of Hillburn, Suffern and Sloatsburg (I can't get any responses from the fire chiefs of each). Looking for # firefighters, volunteer/paid, equipment, height of ladder truck, etc.

Hillburn – responsible for the area, they would call Suffern or Sloatsburg for mutual aid – very small approximately 30 members

Suffern Equipment - 100 foot and 90 foot height ladder trucks

He gave me the following numbers to use for the departments:

Village of Hillburn : 368-0617 Residential number for Fire Chief Ervin
358-5743 work

Suffern Department number to call: 368-6066

Sloatsburg Department work number: 753-2769
Pager 685-4528 (Rich Manning, fire chief)



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Project: Ramapo
No: A311
Phase:

PHONE LOG

Date: November 2, 1999	ESS Personnel: Tanya
Time: 11:15 am	Incoming or Outgoing Call: out
Person Contacted: Irvine Stryco	Company/Agency: Village of Hillburn, Town Clerk
Title: Fire Chief	Dept:
Home: 914-368-0617 (from Gordon)	Address:
Fax:	
Subject: Fire Protection Service for Torne Valley	

Information from the Village of Hillburn Clerk: 914-357-2036

Volunteer fire department

Coordinates with the Rockland County 44 Control – Mutual Aide from Suffern and Sloatsburg

Covers Village of Hillburn and Ramapo District #1

Fire chief – Irvine Stryco (check spelling)

September 28, 1999 – No response from town clerk, fire chief, or mayor.

Called number provided for Hillburn department and *left a general message* looking for Chief.

October 15, 1999 – Left message with the Town Clerks office – she (rec.) was not sure when she could get this to him.

Gordon gave me the above number for Chief S. [Need brief information including number of firemen, volunteer department?, number of stations, and general equipment.]

I called Chief S. at home and caught him recovering from surgery. He gave me the following information for the department:

No ladder trucks,

approximately 50 members, 25 active – all volunteer

One fire house,

Equipment: heavy duty rescue, tanker, pumper, mini pumper

Mutual Aid called to Suffern in ladder needed within a couple of minutes.

Can handle anything needed for a power plant including Foam



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PHONE LOG

Date: November 8, 1999	ESS Personnel: Tanya
Time: 2:07	Incoming or Outgoing Call: out
Person Contacted: Richard Manning	Company/Agency: Sloatsburg Fire Department
Title: Fire Chief	Dept:
Home Phone: 914-753-2769 (from Gordon)	Address:
Pager: 914-685-4528 (from Gordon)	
Subject: Existing conditions assessment for Ramapo	

October 15, 1999

No answer for the Fire Department number (Tried Town Hall 914-753-5575)

Called Town Clerk – Richard Manning (fire chief) LVM for him with clerk again – she remembered me calling the last time and said that she had passed the last message along. Called with Gordon Wren's reference at a new number.

The following information can be used for the application:

- 50 active members
- 100% volunteer
- 1 station on Route 17 in Sloatsburg
- approximately 4 miles from the area
- mutual aid assistance (by request only)
- equipment 4 apparatus: 2 pumpers, rescue vehicle, and a brush vehicle
- Response time estimated – if alarm sounds 5-8 minutes

I also verified the spelling of his name, his title, and the department title – all are now correct as listed above.



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Project: Ramapo
No: A311
Phase:

PHONE LOG

Date: November 10, 1999	ESS Personnel: Tanya
Time: 12:46	Incoming or Outgoing Call: out
Person Contacted: Frank Wilson	Company/Agency: Suffern Fire Department
Title: Department Chief	Dept:
Phone: 914-357-0009	Address:
FAX:	
Subject: Fire Services in the Ramapo Area	

The following information was provided by a conversation with Department Chief Wilson.

- Volunteer department, approximately 100 members
- 100 foot tractor drawn ladder and 100 foot tower ladder
- rescue track, 3 engines, utility truck, 3 chief cars
- The Hose Company is for the Engines
- The Truck and ladder company is for the ladder trucks
- 2 fire houses
- approximate response time to Torne Valley is about 5 minutes