



Environmental, Planning, and Engineering Consultants

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May 24, 2021

Janine King
Village Manager
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520
Email: jking@crotononhudson-ny.go

Re: Proposal for Planning Services related to the Harmon Gateway Expansion Area

Dear Ms. King:

AKRF, Inc. is pleased to present this proposal to the Village of Croton-on-Hudson to prepare zoning text and map amendments for the Harmon/South Riverside Gateway District. We understand the Village is seeking zoning map changes to extend the boundaries of the Harmon/South Riverside Gateway District to the west and south to include several additional parcels as shown in **Figure 1**. We understand the Village is also seeking to amend the Harmon/South Riverside Gateway District zoning text (Article IVA Gateway

Overlay District, §230-20.3.B.(3)) to allow residential use via special permit issued by the Village Board of Trustees.

The Village does not seek to amend the bulk and area regulations for either the C-2 District (the underlying Zoning District) or the Harmon/South Riverside Gateway District.

We understand the Village wishes to initiate this project in June 2021.

We believe AKRF, Inc. is well suited to assist the Village with this assignment, as we have completed similar assignments for several of our municipal clients (see Resumes and Qualifications). I would serve as Principal-in-Charge of this project. Aaron Werner, AICP, with whom you have

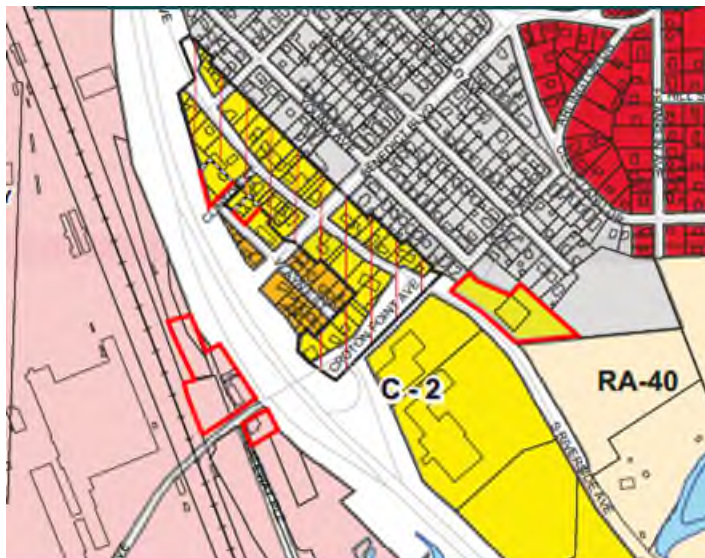


Figure 1- Proposed Harmon Gateway District Expansion

worked in the past, would serve at the Project Manager for this assignment.

A. SCOPE OF WORK

SEQRA AND POLICY DOCUMENT CONSISTENCY

The proposed rezoning is a legislative action, without a site-specific development proposal that would result in physical changes to the environment. As such, this proposal assumes the Proposed Action would be analyzed via a Full Environmental Assessment Form (FEAF) with supplemental narrative and quantitative analyses. Any subsequent development application within the areas/parcels proposed for rezoning would be required to conduct a site-specific environmental review. Given that the entire Village is within the Coastal Zone, the Proposed Action would also be reviewed for consistency with the Village's adopted Local Waterfront Revitalization Plan (LWRP), with an advisory recommendation from the Village's Waterfront Advisory Committee (WAC). The proposed text amendment would also be reviewed for consistency with the Village's adopted Comprehensive Plan.

The Village Board of Trustees would serve as the Lead Agency for the SEQRA review of the Proposed Action. The Village of Croton-on-Hudson Planning Board and Westchester County would provide an advisory opinion via referral.

AKRF would prepare the FEAF (Part 1), associated graphics, supplemental narrative describing the Proposed Action and technical studies as described below. This proposal assumes one round of revision based on Village Board and staff review. We assume that the Village will prepare and circulate required notices, resolutions and referrals.

BUILD-OUT ANALYSIS

Given that the bulk and area requirements are not proposed to change, the supplemental quantitative analyses would focus on the impact resulting from the change of use for parcels within the District. More specifically, AKRF would analyze the difference between the maximum number of residential units that could be developed under the current mixed-use zoning, which requires 1st floor commercial uses with residential units above, and the maximum number of residential units that could be developed if all parcels were to be developed with multi-family residential units.

The build-out analysis would be based on available GIS data and compare the development potential under existing zoning to the development potential under the proposed zoning. The build-out analysis would not include detailed conceptual layouts, or photo/visual simulations. It is anticipated that land development projects proposed under the new zoning (if adopted) would be required to assess demand on utility infrastructure.

SCHOOL AGE CHILDREN

We anticipate supplemental quantitative analyses would include an assessment of additional school age children (SAC) generated if the proposed zoning were enacted. Planners generally apply two primary methods to estimate SAC:

- Use of a "multiplier" to generate SAC per housing unit based on US Census data and specific to housing unit type, size (e.g., bedroom count) and median value/rent; and/or
- Use of case study data obtained from local public school districts – for registered students by address for representative multi-family buildings.

For this assignment, AKRF would estimate SAC using both approaches. For the "multiplier" analysis, AKRF would draw from multipliers developed by the Rutgers University Center for Urban Policy Research (CUPR) using U.S. Census data for new housing units in New York State and more recent data (2018) from New Jersey. The CUPR multipliers are widely used in the industry to estimate SAC. However, they

generally provide an overly conservative estimate of SAC as they are skewed by the demographics of New York City (multi-family housing) and they are based on data from the 2000 Census.

For a comparative analysis, AKRF will also generate a case study based multiplier. AKRF would compile information of the actual Croton Harmon School District (CHSD) enrollment from similarly sized multi-family developments in the Village to determine a ratio of the number of SAC per unit. If similar projects are not available within the existing school district, AKRF would draw on data from case study data from other communities within Westchester County with comparable demographic profiles to CHSD. AKRF would then apply the ratio to estimate SAC that could be expected with the proposed zoning. This proposed assumes that fiscal impact would be assessed on a project-by-project basis (if necessary).

TRAFFIC AND PARKING

Traffic

Scenario A

AKRF will calculate trip generation utilizing the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual to compare the maximum build-out under the existing zoning versus the proposed zoning. Based on this comparison, if the incremental increase in traffic due to the proposed zoning change would generate less than 100 trips, during the weekday peak hours, AKRF would perform a qualitative assessment of traffic conditions in the surrounding area (Riverside Avenue, Croton Point Avenue, Benedict Boulevard). This qualitative assessment would include preparing a graphic that illustrates the distribution of peak hour project generated trips throughout the surrounding street network. Based on the New York State Department of Environmental Conservation (NYSDEC) guidelines a quantified traffic study is typically not required for projects or actions that result in less than 100 trips during the peak hours.

Scenario B

If it is determined that an incremental increase in traffic due to the proposed zoning would be greater than 100 peak hour trips, AKRF would perform a quantified analysis at key intersections that may experience an impact due to the increase in traffic. The selection of the intersections would be determined based on consultation with the Village. AKRF would provide a cost for Scenario B and obtain written authorization to proceed prior to initiating work.

For both Scenarios A and B, AKRF would include a qualitative discussion of public transportation, pedestrian, and bicycle conditions in the traffic study.

Parking

AKRF would compare parking requirements and demand for the existing zoning versus the proposed zoning utilizing the latest version of the ITE Parking Generation Handbook and the Village parking requirements for each zoning district.

MEETINGS AND COORDINATION

This task includes meetings and coordination with the Village Manager, Village staff and counsel to the Board of Trustees. In addition to coordination calls with the Village personnel, we have included attendance at one meeting of the Village's Waterfront Advisory Committee (WAC), and three meetings with the Village Board of Trustees: one meeting to present the findings of the analyses, a Public Hearing (combined SEQRA and draft zoning) and a follow up meeting for adoption. Given that the Village is seeking to initiate the project shortly, this proposal anticipates meeting attendance would continue to be held via a virtual platform. If additional meetings are required, AKRF would notify the Village in writing, and obtain authorization to proceed before initiating the effort.

FINAL DOCUMENTS

Following the close of the Public Hearing, AKRF would prepare a memorandum documenting comments offered by the community and prepare the final zoning text and map amendment for adoption.

B. FEE

AKRF estimates the proposed Scope of Work could be completed for a lump sum fee of \$31,500 not including direct expenses, which would be billed at cost. Invoices would be prepared monthly on a percent complete basis.

Table 1 –Fee Schedule		
Task	Description	Fee Estimate
A-1	SEQRA and Policy Document Consistency	\$6,500
A-2	Build Out Analysis	\$7,500
A-3	School Age Children	\$3,500
A-4	Traffic and Parking	
	Scenario A	\$5,000
	Scenario B *	TBD
A-5	Meetings and Coordination	\$7,500
A-6	Prepare Final Documents	\$1,500
	TOTAL	\$31,500
Notes: Out of pocket expenses (mileage, parking, printing, mailing) will be billed at cost.		
*If the analyses indicate a need for the quantified traffic study, the cost for Scenario A will be subtracted from the cost of Scenario B.		

Thank you for reaching out to AKRF for assistance with this exciting project. Please feel free to contact me at (914) 922-2380 if you have any questions about this proposal. I look forward to hearing from you.

Sincerely,
AKRF, Inc.



Nina Peek, AICP
Vice President, Director of Hudson Valley Office

RELEVANT EXPERIENCE

VILLAGE OF IRVINGTON ZONING CODE REVISIONS, IRVINGTON, NY

AKRF was retained by the Village of Irvington to prepare zoning text and map amendments for the Broadway Corridor. The Village was seeking a zoning toolbox to guide development within the Broadway Corridor north of Strawberry Lane in a manner consistent with the recently adopted Comprehensive Plan. AKRF worked with the Village to draft zoning that promoted clustering of development, setback from the public right-of-way to preserve the large lawns and open space that characterizes the street.

SALISBURY ZONING REVISIONS, SALISBURY, CT

On behalf of the Town of Salisbury, CT, AKRF prepared zoning text and map amendments to create multi-family zoning district overlays within downtown Salisbury and Lakeville. In addition to the new overlay districts, the Town of Salisbury zoning code now allows flexibility in converting existing structures to allow multi-family residences. AKRF prepared the text and map revisions, met with the members of the Planning and Zoning Commission and stakeholder groups, and conducted several public engagement meetings. The Planning and Zoning Commission voted unanimously in favor of the zoning code amendments, which were adopted in September 2019. In 2020, AKRF worked with the Town of Salisbury to update its GIS based zoning maps to improve readability. The Salisbury Planning and Zoning Commission is currently reviewing the first application under the new multi-family housing district overlay.

HAMLET OF NANUET TRANSIT ORIENTED DEVELOPMENT (TOD), TOWN OF CLARKSTOWN, NY

Together with Cambridge Systematics, AKRF worked for the Town of Clarkstown to realize their vision of a transit oriented development (TOD) around the existing Nanuet train station. AKRF's team of planners, traffic engineers and economists mapped the physical opportunities and constraints of the TOD area and facilitated and participated in stakeholder and public meetings on the alternatives for redevelopment. AKRF prepared various development scenarios with accompanying photo simulations and drafted zoning regulations to effectuate the TOD. AKRF prepared a Draft Generic Environmental Impact Statement (DGEIS) for the proposed zoning at full potential buildout. The zoning and map amendments were adopted unanimously by the Town Board and the Planning Board is currently reviewing the first development application under the new zoning.



TOWN OF SOUTHEAST PLANNING SERVICES, SOUTHEAST, NY

Since 1998, AKRF has served as planning consultant to the Town of Southeast in Putnam County providing site planning and environmental review services and coordinating development approvals among the Town's reviewing boards.

AKRF has worked with the Planning and Town Boards to update Town zoning regulations, historic resource protections, local environmental regulations



(stormwater management and wetlands), and the development review processes. In 2014, AKRF facilitated the update of the Town's Comprehensive Plan, which AKRF previously prepared in 2002. As part of this initiative, AKRF analyzed the existing zoning and provided extensive recommendations to modernize the Code. Several of these initiatives were implemented in 2015, including the creation of a new Special Route 6 Zoning District between the Village of Brewster and the City of Danbury, CT, to stimulate commercial development in this corridor.

FORM BASED CODE REZONING, NEWBURGH, NY

AKRF prepared a comprehensive rewrite of the City of Newburgh Zoning Code, conducted the environmental review, and led an extensive public engagement process. The project was funded through a Dyson Foundation grant and was completed within an ambitious 18-month schedule. This contemporary zoning code will facilitate and encourage new and sustainable development with the goal of transforming the City as a great place in which to live, work, and conduct business.

Project components include extensive fieldwork and mapping; weekly client conference calls and stakeholder meetings; and environmental analyses. The Zoning Code combined a traditional Euclidean zoning code and a Form-Based Code, and was designed to identify specific, targeted areas for development, redevelopment, and revitalization. The new Zoning Code was adopted in 2015 and is identified on GeneralCode.com as a model ordinance.



VILLAGE OF MAMARONECK PLANNING SERVICES, MAMARONECK, NY

In 2019, the Village of Mamaroneck retained AKRF to provide environmental and site plan review for a redevelopment project currently in front of the Village's Zoning Board of Appeals. The project is seeking multiple area variances, site plan approvals and several permits from the Village to facilitate the expansion of a self-storage facility. In 2020 AKRF was retained to provide on-call planning and technical review services to the Planning Board and Harbor and Coastal Zone Management Commission, as well as the Zoning Board of Appeals. AKRF has provided the Village's land use boards with technical reviews of site plan, wetland permit, and special permit applications.



VILLAGE OF PELHAM MANOR PLANNING SERVICES

AKRF has provided the Village of Pelham Manor with on-call planning services for 15 years. We developed intersection improvements to New York State and Westchester County Roads; updated the Village's zoning regulations that facilitated the transformation of a blighted manufacturing district into a downtown retail and business district; and performed site plan reviews of major applications. In 2012, the Village of Pelham Manor received a Planning Achievement Award from the Westchester Municipal Planning Federation for its Business District Revitalization — a project for which AKRF provided land use, zoning, and environmental review.

TOWN OF CORTLANDT PLANNING SERVICES

For the past 20 years, the Town of Cortlandt in Westchester County has called on AKRF to provide a range of planning services, including preparation of a Sustainable Master Plan, new Waterfront Tourism and Waterfront Light Industrial zoning regulations and economic development studies to provide highest and best use recommendations for vacant properties in and around the waterfront. Underutilized former industrial parcels require the development of new zoning to

encourage reuse; the new zoning focused on tourism and recreational business uses that benefit from a Hudson River waterfront location. Working with the Town Supervisor, Town Staff, and Town Board members, AKRF provided an inventory of the affected waterfront parcels, helped develop draft regulations, and developed a Generic EIS for the proposed rezoning action.

TOWN OF CORTLANDT TRAFFIC ENGINEERING SERVICES, CORTLANDT, NY

The Town of Cortlandt retained AKRF to examine traffic conditions along three major corridors in the Town: Route 6, Route 202/35 and Route 9A, both with and without the proposed Traffic Mitigation Special Permit (TMSP), which would regulate the type of land uses and the location and intensity of those uses on a given parcel, above and beyond District regulations, based on traffic generated impacts and Town traffic management goals. The intent of the TMSP was to consider the traffic, circulation, and quality of life impacts of growth along three main traffic corridors (Route 6, Route 202/35 and Route 9A).

WAPPINGERS FALLS MARKET STUDY, VILLAGE OF WAPPINGERS FALLS, NY

AKRF conducted a market analysis for the Village of Wappingers Falls in Dutchess County, NY to identify potential demand for residential, retail and artisan industrial development and investment within the Village. The market study, which supported the Village's larger Brownfield Opportunity Area planning process, identified the highest and best use for development sites within the community, which were then prioritized based on total market support. The study combined extensive quantitative data analysis with stakeholder interviews and case study research. Additionally, AKRF performed a workforce housing demand assessment for the Village using an AKRF housing demand model to identify total supportable units by age, income and unit preference of income-qualifying households.

TOWN OF PHILIPSTOWN PLANNING SERVICES

AKRF currently provides planning consulting services to the Town of Philipstown Planning Board regarding special projects in the Town. Services include preparing reviews and recommendations for complying with the procedural requirements of the State Environmental Quality Review Act (SEQRA). Under previous arrangements with the Town, AKRF also prepared a Local Government Efficiency Grant application on behalf of the Town, in coordination with the Village of Cold Spring and Nelsonville and conducted a training session for the new Planning Board members on site and subdivision application review.





NINA S. PEEK, AICP

PRINCIPAL-IN-CHARGE

EDUCATION

MRP, Cornell University, Regional Planning, 1993

BS, Cornell University, College of Architecture,
Art & Planning, 1991

LICENSES/CERTIFICATIONS

Certified Planner, American Institute of Certified
Planners

PROFESSIONAL MEMBERSHIPS

Member, American Planning Association, Upstate
NY Chapter

Past-President, New York Planning Federation

Member, American Institute of Certified Planners

Former Chairperson Town of Amenia NY,
Planning Board

YEARS OF EXPERIENCE

27 years in the industry

9 years with AKRF

Nina Peek, AICP is a Vice President and Director of AKRF's Hudson Valley office with extensive experience providing a broad range of public and private sector clients with land use planning, public engagement, and environmental consulting services. Her work has included transit-oriented development plans, corridor studies, new multi-use trailways and trailway master plans; and open space and farmland protection plans. Nina has an extensive resume of National Environmental Policy Act and State Environmental Quality Review Act reviews for on-call assignments, including for the Governor's Office of Storm Recovery, the New York State Department of Transportation, the New York State Thruway Authority and the Dormitory Authority of the State of New York. She has extensive expertise managing land planning, design, permitting, infrastructure and construction projects throughout the Hudson Valley. In addition, Nina has deep management experience assembling and directing teams, building consensus on goals and objectives, and completing projects on schedule and on budget.

RELEVANT EXPERIENCE

Zoning Text and Map Amendment, Salisbury, CT

On behalf of the Town of Salisbury, CT, AKRF prepared zoning text amendments to create multi-family zoning district overlays within downtown Salisbury and Lakeville. In addition to the new overlay districts, the Town of Salisbury zoning code also now allows flexibility in converting existing structures to allow multi-family residences. AKRF prepared the text and map revisions, met with the members of the Planning and Zoning Commission, stakeholder groups and conducted several public engagement meetings. The Planning and Zoning Commission voted unanimously in favor of the zoning code amendments, which were adopted in September 2019. Nina Peek served as Principal-in-Charge.

SEQRA and Zoning Map Amendment for Transit-Oriented Development, Nanuet, NY

Together with Cambridge Systematics, AKRF worked for the Town of Clarkstown to realize its vision for a transit-oriented development (TOD) around the Nanuet train station. AKRF's team of planners, traffic engineers and economists mapped the physical opportunities and constraints of the TOD area, facilitated and participated in stakeholder and public meetings on the alternatives for redevelopment. AKRF prepared various development scenarios with accompanying photo simulations and drafted zoning regulations to effectuate the TOD. AKRF assisted the Town through the SEQRA process, preparing a Draft Generic Environmental Impact Statement (DGEIS) for the proposed zoning at full potential buildout. The Town of Clarkstown adopted the new TOD zoning by local law in September 2019 and is currently evaluating the first development project to come in under the new zoning. Nina Peek served as Principal-in-Charge.

On-Call Planning, New Rochelle, NY

AKRF is providing on-call planning services to the City of New Rochelle. AKRF is assisting the City with SEQRA and NEPA environmental reviews, site and subdivision application review, updates to existing zoning text and preparation of new zoning text as necessary and a variety of other planning-related assignments. Nina Peek serves as the Principal-in-Charge.



Special Project Consultant, Poughkeepsie, NY

On behalf of the Town of Poughkeepsie, AKRF reviewed all the SEQRA related documents and Site Plans for the proposed Hudson Heritage project on Route 9 across from Quiet Cove Park and just north of Marist College. The Hudson Heritage project proposes: 750 residential units, 350,000 sf of retail, restaurant and other commercial uses, and adaptive reuse of several of the National Register Listed structures. AKRF provided technical review services for land use, zoning and public policy, traffic, air and noise, hazardous materials, historic, natural and cultural resources, visual impacts and other related environmental considerations. The Town Board of the Town of Poughkeepsie adopted Findings for the Project and approved the Master Plan on December 6, 2017. AKRF continues to provide traffic review services for site specific site plan approval submittals to the Town of Poughkeepsie Planning Board. Nina Peek serves as Principal-in-Charge and Project Manager.

On-call Planning, Traffic and Engineering Consulting Services, Port Chester, NY

AKRF is engaged by the Village of Port Chester (the Village) to provide on-call planning, engineering and traffic consulting services. In addition, AKRF continues to provide Special Projects consulting services to the Village including a proposed mixed-use development on the 15-acre United Hospital Site. On behalf of the Village, AKRF performed the technical review of all SEQRA documents, including the DEIS and FEIS, and prepared the Statement of Findings that were adopted by the Board of Trustees. During this process, AKRF worked with Village Staff, elected officials, the Applicant and their consultants, and the Village's other technical consultants (outside land use attorney, engineering consultant and traffic consultant). As part of this effort, AKRF provided the Village with economic and real estate advisory services with respect to an appropriate fee for a contemplated zoning density bonus on the site. For this task, AKRF developed a methodology that would not only aid the Village in evaluating the developer's proposal, but also serve as a template for future higher-density development within the neighborhood surrounding the site. AKRF also reviewed Starwood's pro forma on behalf of the Village to determine whether their requested density bonus fee properly aligns with local market conditions and standard development financing assumptions. Nina Peek is Principal-in-Charge.

On-Call Planning Services, Village of Mamaroneck, NY

In 2019, AKRF was retained by the Village of Mamaroneck to provide environmental and site plan review for a redevelopment project currently in front of the Village's Zoning Board of Appeals. The project is seeking multiple area variances, site plan approvals and several permits from the Village to facilitate the expansion of a self-storage facility. In 2020 AKRF was retained to provide on-call planning and technical review services to the Planning Board and Harbor and Coastal Zone Management Commission, as well as the Zoning Board of Appeals. AKRF has provided the Village's land use boards with technical reviews of site plan, wetland permit, and special permit applications.

Form Based Code Rezoning, Newburgh, NY

AKRF was retained to perform a comprehensive rewrite of the City of Newburgh Zoning Code. The project included bi-weekly meetings over an eight month period with a Leadership Team and Advisory Group comprised of City officials and staff, and representatives from various constituency, neighborhood and non-for-profit groups within the City; extensive document review and fieldwork; Public Engagement Meetings with the community to present the proposed amendments; and preparation of required SEQRA analyses. The code is a combination of a Euclidean Code and a Form Based Code, designed to identify specific, targeted areas within the City of Newburgh for development and redevelopment. The City of Newburgh adopted the hybrid code in 2016. Nina Peek served as the Project Manager.



AARON WERNER, AICP

PROJECT MANAGER

Aaron Werner is a Technical Director in AKRF's Environmental Services Group. He has over 15 years of experience in preparing and critically reviewing various planning documents, Environmental Impact Statements, Phase I Environmental Site Assessments for real estate transactions, and Phase II subsurface investigations. He has successfully managed all aspects of pre- and post-development phases of project construction, with a primary focus on housing and mixed-use development. As a former Director of Environmental Planning at the NYC Department of Housing Preservation and Development (HPD), he was responsible for ensuring compliance with city, state and federal environmental requirements for New York City's ambitious affordable housing pipeline. In addition to City and State Environmental Quality Review (CEQR/SEQRA), he has a thorough understanding of the U.S. Department of Housing and Urban Development's (HUD) environmental standards and requirements as they relate to both the rehabilitation and new construction of housing. Aaron is proficient in ESRI ArcGIS, Microsoft Office Suite, and Adobe Acrobat/Adobe Photoshop. His experience includes the following key disciplines: urban/regional planning concepts, GIS analysis, affordable housing and community development policy, zoning, environmental sciences, historic preservation, civil engineering, architecture, landscape architecture, site contamination and brownfield redevelopment.

EDUCATION

MA, Geography (Urban and Retail Planning),
State University of New York (SUNY) at
Binghamton, 2005

BA, Environmental Studies (Environmental
Planning), State University of New York (SUNY)
at Binghamton, 2003

LICENSES & CERTIFICATIONS

American Institute of Certified Planners
(AICP)

PROFESSIONAL MEMBERSHIPS

American Planning Association - NYC Metro
Chapter

YEARS OF EXPERIENCE

Year started in company: 2018

Year started in industry: 2003

RELEVANT EXPERIENCE

Town of Dover Planning Services, Dover, Dutchess County NY

Aaron Werner currently serves as the consulting planner for the Town of Dover Planning Board and provides on-going consulting services on the review of site plan and subdivision applications, including compliance with the New York State Environmental Quality Review Act (SEQRA), and master plan and zoning recommendations. He regularly attends all planning board meetings and is available to the Town to attend consultation meetings with Applicants or other municipal board meetings as requested.

Town of Amenia Planning Services, Amenia, Dutchess County NY

AKRF was recently retained by the Town of Amenia to assist the Town Board, Planning Board and Zoning Board of Appeals with application review. Aaron Werner will serve as Deputy Project Manager for this assignment.

Town of Philipstown, Planning Services, Special Projects Consultant, Philipstown, Putnam County NY

Aaron Werner currently serves as the Deputy Project Manager for provision of consulting services to the Town of Philipstown Planning Board regarding special projects in the Town. Services include preparing reviews and recommendations for complying with the procedural requirements of the State Environmental Quality Review Act (SEQRA).

Town of Monroe, Planning Services, Special Projects Consultant, Monroe, Orange County NY

Aaron Werner currently serves as the Project Manager for provision of consulting services to the Town of Monroe Planning Board regarding special

projects in the Town. Services include preparing reviews and recommendations for complying with the procedural requirements of the State Environmental Quality Review Act (SEQRA).

City of New York - Dept. of Housing Preservation & Development (HPD) Office of Development, Building and Land Development Services - Environmental Planning

While at a prior employer, Aaron Werner served as Director of Environmental Planning. He also previously served as Acting Director, Deputy Director, and Senior Environmental Planner. The Environmental Planning unit of HPD's Division of Building and Land Development Services (BLDS) was charged with reviewing proposed affordable housing developments City-wide that sought City funding (and/or other City actions) through the Mayor's "Housing New York" plan for environmental impacts in accordance with relevant laws and statutes. The City's housing plan focused primarily on the development of much needed affordable housing (new construction as well as preservation) on both City- and privately-owned properties throughout the five boroughs of New York City. Duties included the following:

- » Supervising the workload of five staff planners on all necessary environmental assessment and compliance materials for land disposition/rezoning/funding actions taken by the agency to facilitate construction/preservation of affordable housing on City and privately-owned properties. The environmental review processes varied by type of actions involved and included, but were not limited to, City Environmental Quality Review (CEQR) for Uniform Land Use Review Procedure (ULURP) or non-ULURP actions, and 24 CFR Part 58 for projects that included federal actions/funding from HUD.
- » Effective management of a pipeline of approximately 150 projects per year. In FY '17 HPD closed loans connected to the preservation and new construction of 24,000 units of affordable housing.
- » Coordinated with other City agencies (Department of City Planning, Department of Transportation, Department of Environmental Protection, etc.) as well as various planning and engineering consultants on the preparation of routine and complex planning and environmental review documents, including large scale, site specific, mixed-use affordable housing developments and area-wide plans.
- » Assisted the financing staff of the agency (approximately 13 loan programs) with environmental reviews/clearances needed for fiscal year-end closings on construction loans from City, State, and Federal sources obligated by the agency.
- » Represented the agency with regard to the coordination of broad level planning/environmental assessment/policy issues and decision making throughout the five boroughs.
- » Testified on behalf of the agency at various public hearings and meetings.



ANTHONY P. RUSSO

TECHNICAL LEAD – TRAFFIC, TRANSPORTATION AND PARKING

Anthony Russo, a Vice President of the firm, has 34 years of experience in the field of traffic engineering and transportation planning. He also has 25 years of experience serving as the Traffic and/or Planning Consultant for municipalities throughout New York and his strengths include the ability to guide municipalities in coordinating with stakeholders throughout the planning, design and construction process. For over two decades, he has worked extensively with the Town of Cortlandt on new zoning initiatives, EIS planning and traffic reviews, traffic and pedestrian safety issues.

Anthony has served as the Principal-in-Charge on many large-scale transportation studies and coordinated and managed numerous planning and environmental review projects throughout New York City, the Hudson Valley and upstate New York. In addition to specializing in transportation planning and analysis, his broad background includes work on green/sustainable traffic initiatives, pedestrian safety issues, and permitting. Some of his current and recent assignments include conducting comprehensive analyses of the traffic, parking, mass transportation, and pedestrian impacts.

EDUCATION

MBA, Concentration in Management Information Systems (MIS), Manhattan College, 1990

BE, Civil Engineering, Manhattan College, 1986

PROFESSIONAL MEMBERSHIPS

Member, Institute of Transportation Engineers (ITE)

Member, American Society of Civil Engineers (ASCE)

Member, Intelligent Transportation Society (ITS) NY/NJ

YEARS OF EXPERIENCE

Year started in company: 1988

Year started in industry: 1984

RELEVANT EXPERIENCE

Cortlandt Medical-Oriented District, Cortlandt, NY

AKRF was retained by the Town of Cortlandt to prepare a Due Diligence Traffic Study associated with the proposed Cortlandt Medical Oriented District (MOD) along the Route 202/35 corridor. AKRF performed trip generation surveys and estimated the levels of traffic associated with the proposed development plan including a hospital expansion, medical office space, hotel, retail and residential uses. Following the Due Diligence Traffic Study AKRF assisted the town in preparing the combined DEIS/DGEIS including an extensive Traffic Impact Study as well as Stormwater, Air Quality, Noise and Fiscal assessments. Anthony Russo is serving as the Principal-In-Charge.

Town of Cortlandt, Traffic Engineering Services, Cortlandt, NY

As Project Manager, Anthony Russo assisted the Town in developing a Traffic Mitigation Special Permit (TMSP) for the Town of Cortlandt to help address traffic and transportation concerns. The intent of the TMSP is to consider the traffic, circulation, and quality of life impacts of growth along three main traffic corridors (Route 6, Route 202/35 and Route 9A). Anthony helped develop a performance-based approach to traffic and access management associated with the development and redevelopment of properties in zoning districts abutting the three main traffic corridors. He is currently managing an adaptive traffic signal design study as Principal-in-Charge on behalf of a developer on Route 6, and coordinating the review with the Town of Cortlandt and New York State Department of Transportation, Region 8 office.

Village of Port Chester Traffic Consultant, NY

As the Village Traffic Consultant, AKRF's responsibilities include developing new crosswalk studies, testifying and presenting at Planning Board and Village Board meetings, and reviewing site plans from a pedestrian circulation and traffic standpoint. Anthony Russo is the Principal in Charge on these assignments.

Town of Clarkstown Traffic Consultant, NY

As the Town Traffic Consultant, AKRF's responsibilities include developing complete streets studies and reviewing site plans and environmental assessments from a traffic standpoint. Other responsibilities include attending Planning Board and Town Board meetings. Anthony Russo is the Principal-in-Charge on these assignments.

Town of Dover, Fishkill and Southeast Traffic Consultant, NY

As the Town Traffic Consultant, Anthony Russo's responsibilities include reviewing site plans and environmental assessments from a traffic standpoint to ensure that capacity analyses, parking, site access and egress, and internal site circulation issues are adequately and correctly addressed in reports that are submitted to the Town. This involves close coordination with the county and state Departments of Transportation to ensure that all proposed roadway improvements are included in the studies submitted to the Town.

City of New Rochelle City-Wide Complete Streets Study - New Rochelle, NY

AKRF was retained to complete a city-wide study to determine where changes to streets and roadways are desirable and to provide design documents to improved street design to encourage walking, cycling and safety. Anthony Russo serves as the Principal-in-Charge, responsible for project scope, schedule, budget and presenting results to key stakeholders.

Putnam County Commercial Corridors Feasibility Study, Putnam County, NY

AKRF was retained by Putnam County to prepare a Commercial Corridors Feasibility Study with a Recommended Plan of Action including a market study and an evaluation of various commercial revitalization strategies, as well as a needs assessment of roadways and transportation conditions for nine commercial corridors throughout the County. Anthony Russo served as Principal-in-Charge, oversaw the preparation of the prepared the needs assessment of roadways and transportation elements for the nine commercial corridors in the county and led the development of mobility and parking management strategies for each of the corridors.

Traffic Circulation and Gateways to the City's Downtown, New Rochelle, NY

As a forward thinking effort to support the City's growth as a destination and desirable place to live, work and play and building on past and contemporary efforts, this study developed strategies for increasing pedestrian, bicycle, and transit access; developing welcoming gateways; and solidifying connections to the City's downtown area. As a sub-consultant to Nelson Nygaard, AKRF assisted in the assessment of a complete street design approach on corridor operations along Main and Huguenot Streets and around the train station/bus depot area. Tasks included identifying potential capacity, circulation, and safety issues. AKRF assisted in the development of sketch solutions for problematic areas studied and the development of immediate, medium-term, and long term solutions to address these issues. Anthony Russo served as Project Manager responsible for overseeing all aspects of this project.