

Proposal for:

Consulting Services for Planning / Rezoning Process

Croton-on-Hudson, New York

September 7, 2018



BFJ Planning

PROPOSAL FOR:

**CONSULTING SERVICES FOR PLANNING / REZONING PROCESS
VILLAGE OF CROTON-ON-HUDSON**

Westchester County, New York

September 7, 2018

Frank Fish, FAICP

Principal

f.fish@bfjplanning.com

212.353.7476

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Via E-Mail

September 7, 2018

Janine King, Village Manager
Village of Croton-on-Hudson
jking@crotononhudson-ny.gov

Re: Planning/Rezoning Consulting Services for Municipal Place Gateway and Riverside Areas

We are pleased to submit the enclosed proposal to develop a Land Use Plan and associated zoning changes for two of the Village's commercial areas at Municipal Place and along the Village's North/South Riverside Avenue. We understand that certain tweaks need to be made to optimize residential stock as well as encourage commercial opportunities. As you are aware, BFJ Planning helped prepare the Village's recent Comprehensive Plan Update, which recommended these locations be further studied for location-specific land use, and design recommendations. This proposal includes our proposed scope of work schedule, and fee for the tasks outlined in the RFP.

BFJ is well versed in planning, zoning, and environmental review, and has prepared numerous planning, zoning and SEQR environmental assessments for a wide range of projects in Westchester County. We have an extensive track record in Croton-on-Hudson, having worked on the Village's Comprehensive Plan, LWRP, various zoning revisions, and other special projects.

From the BFJ team, I would act as Principal-in-Charge and would oversee all aspects of the project, with Noah Levine, AICP, as Project Manager, and Taylor Young as project planner. Our team also includes the following resource experts: Susan Favate for zoning, Georges Jacquemart for traffic and circulation, and Jonathan Martin for urban design.

We are confident that our past experience and our staff expertise can respond to the tasks necessary to complete the land use plan and zoning updates for the Riverside and Municipal Place Gateway areas. Please call me at 212-353-7476 if you have any comments or questions regarding this proposal. We look forward to working with you on this challenging assignment.

Sincerely Yours,



Frank Fish, FAICP
Principal

PLANNING
URBAN DESIGN
ENVIRONMENTAL ANALYSIS
REAL ESTATE CONSULTING
TRANSPORTATION PLANNING

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD

FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP
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1.0

Firm Profile

1.0 Firm Profile

BFJ Planning is a consulting firm providing professional expertise in planning and related fields since its establishment in 1980. BFJ provides the following services for public, private, and non-profit clients throughout the country and overseas:

- Planning
- Urban design
- Environmental analysis
- Real estate consulting
- Transportation planning

This range of services enables BFJ to bring a project from the initial feasibility stage, through planning and approvals, to site design and implementation.

Principals and staff provide expertise in many areas, which is highly beneficial for complex development projects that require informed, innovative thinking from different professional points of view. This inclusive approach ensures that BFJ's planning and design recommendations are realistic and achievable within project constraints.

BFJ's expertise includes developer negotiations, impact mitigation, and government programs. The firm also has extensive experience with consensus building and the public participation process, conducting public meetings, workshops, and other community liaison programs aimed at public participation and review. These programs allow the firm to provide innovative solutions that fulfill the needs of clients and communities. BFJ has successfully completed more than 1,000 projects in the U.S., East Asia, Europe, and South America.

BFJ is supported by its affiliate, Urbanomics. Since 1984, Urbanomics has provided public- and private-sector clients with an array of economic development planning studies, market studies, tax policy analyses, program evaluations, and economic and demographic forecasts.

Principals

Frank Fish FAICP, specializes in comprehensive planning, real estate development, and public approvals. He has represented more than 30 municipalities throughout the Northeast and major private sector clients.

Georges Jacquemart PE, PP, AICP, has worked for more than 35 years in the field of traffic engineering and transportation planning, managing studies ranging from strategic planning assignments to detailed access, roadway, and parking design assistance.

Sarah Yackel AICP, is an urban planner with more than 15 years of experience in environmental and land use planning. She has extensive expertise in the environmental impact review and assessment processes, including the management, preparation and review of environmental review documents at all levels of government.

Susan Favate AICP, PP has more than 10 years of professional planning experience, with a particular focus on municipal planning and market analysis. She has worked on projects including land use and zoning impact analyses, comprehensive planning, SEQR review and market analyses.

1.0 Firm Profile

Senior Associates

Simon Kates AICP, LEED AP has a background in architecture and urban planning with a focus on sustainability, resilience to climate change, and community-based planning. He has experience developing comprehensive plans and waterfront plans, economic development, and zoning. He is also a Visiting Assistant Professor at Pratt Institute.

Noah Levine AICP, is a project manager with a diverse background in design, real estate, and marketing. His areas of focus include community outreach and visioning, complete streets, transit-oriented developments, master/comprehensive planning, zoning, and municipal consulting.

Jonathan Martin Ph.D, ACIP is an urban designer with over 15 years of experience in community planning and project management. He is also a professor in graduate programs at Pratt Institute and Columbia University.

John West specializes in urban design and zoning reviews. Previously, he was a Director of Planning at Rockrose Development Corporation, and a senior urban designer at the NYC Department of City planning.



Scope of Work and Timeline

2.0 Scope of Work and Timeline

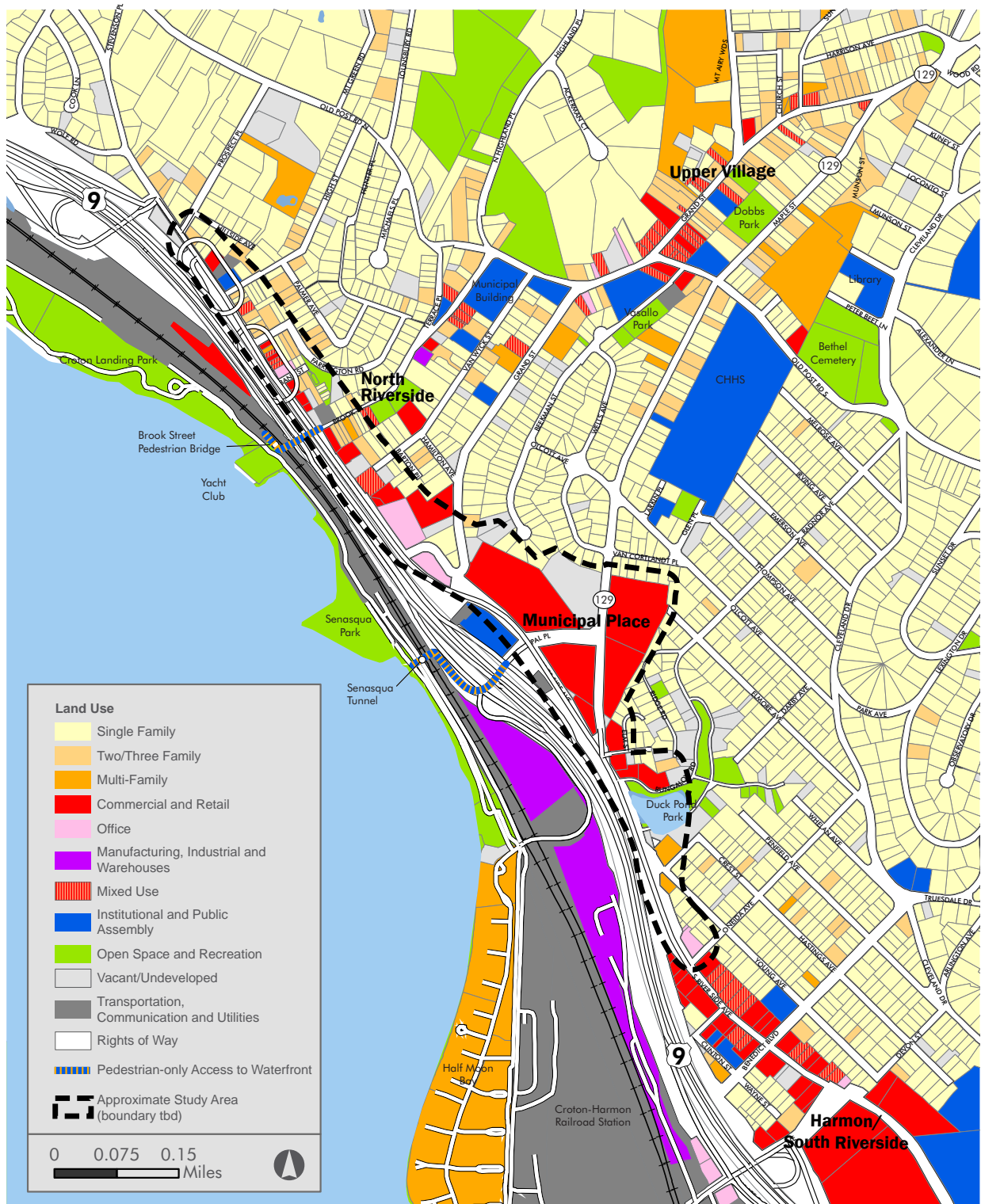
PROJECT UNDERSTANDING

We understand that the Village of Croton-on-Hudson is seeking planning assistance for commercial Areas for the Municipal Place Gateway and surrounding areas along North Riverside and South Riverside Avenues (also known as the “Riverside Study Area”). This is consistent with the Village’s Comprehensive Plan Update, which recommended these commercial areas be studied further in order to develop location specific guidelines. This planning process will help the Village to set a course for future development and redevelopment that will provide opportunities for growth, improve linkages to adjacent neighborhoods, and improve the visual environment.



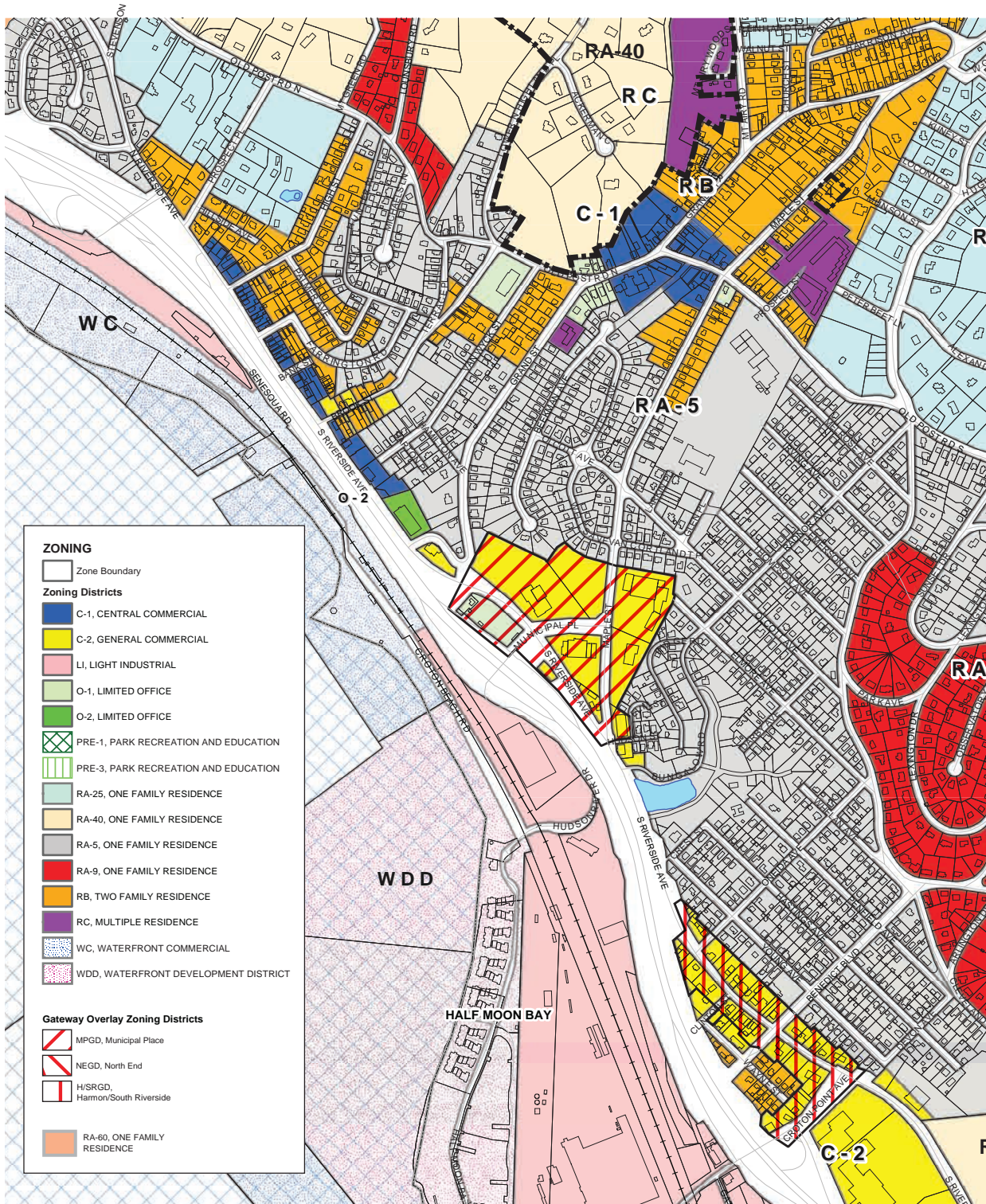
As seen in the land use map on the following page, the Municipal Place area is largely commercial and features a few shopping plazas in close proximity. This district also includes a 2.4 acre Village-owned vacant property (41-51 Maple Street), identified in the Comprehensive Plan as an opportunity area given its proximity to the post office, restaurants and mix of retail stores. The Municipal Place Gateway is primarily zoned C-2 (general commercial), and is within the Municipal Place Gateway Overlay District. The Riverside Study Area, as identified in the RFP, contains a mix of commercial, residential, office, restaurants and personal service establishments. The area is largely zoned C-1 commercial, with one- and two-family residential zones in the adjacent upland areas.

2.0 Scope of Work and Timeline



LAND USE MAP - COMMERCIAL AREAS

2.0 Scope of Work and Timeline



2.0 Scope of Work and Timeline

PROJECT APPROACH

BFJ is well versed in planning, zoning, and environmental review, and has prepared numerous planning, zoning and SEQR environmental assessments for a wide range of projects in Westchester County and Croton-on-Hudson specifically. BFJ prepared the Comprehensive Plan for the Village of Croton-on-Hudson in 2003 and then assisted the Village in updating the document in 2017. Since 2003, BFJ has worked closely with the Village to develop legislation and zoning recommendations that would enable the Village to implement the recommendations set out in its Comprehensive Plan, including:

- Establishment of a gateway overlay district for the three primary entrances to the Village from Route 9,
- Establishment of Floor Area Ratio (FAR) standards for residential areas,
- The addition of architectural review criteria to site plan review, and the granting of architectural review authority to the Planning Board,
- PRE and RA-60 rezoning to better preserve environmentally sensitive areas of the Village,
- Revision of the provisions for accessory apartments and home occupations to improve the procedures, regulation and enforcement of the units while ensuring that they are encouraged in appropriate locations to maintain a diversity of housing stock, and
- Revisions to Chapter 225 of the Village Code to improve procedures for determination of consistency with the Local Waterfront Revitalization Program (LWRP).

BFJ also worked with the Village to develop its Local Waterfront Revitalization Program (LWRP) in 1992 and update it in 2015. As part of these planning processes, BFJ conducted State Environmental Quality Review (SEQR) evaluation of the legislation, including preparation of the Draft and Final Generic Environmental Impact Statements.

We are very excited about the opportunity to collaborate with passionate, civic-minded, and forward-thinking people of Croton-on-Hudson, including Village staff, residents, business owners and employees. Our inclusive, community-based approach to planning—one that BFJ has built its reputation upon—will ensure consistency of purpose, efficiency in implementation and a products that accurately reflect the people's aspirations for their community. The firm's work is distinguished by a high degree of principal participation in the technical work of each project, exceptional capabilities in graphic design, spatial analysis (including GIS) and presentation, and a strong commitment to participatory planning. Given the respective strengths of our team, our understanding of the project, our related experience undertaking similar scopes of work and our proven track record of producing community-supported implementable planning documents on-time and on-budget, we believe that the BFJ team has the requisite skills and experience needed to successfully complete the scope of work outlined below.

2.0 Scope of Work and Timeline

Community Outreach and Visioning – The BFJ Team feels that it is critical to encourage and seek public input in order to create a plan that is embraced by the community and reflective of local priorities. We are community-based planners at heart and are committed to bringing the public into the planning process. Input received from the community will shape the vision for Croton-on-Hudson through the next decade. Our proposed outreach approach discussed below is informed by a diversity of strategies aimed at eliciting meaningful input from representative stakeholders about what should change in the Village, and what should remain constant. The ultimate goal is not to achieve agreement on every topic discussed, but rather to gain overall consensus for the planning vision.



Technical Planning Assistance – BFJ Planning and its team members have worked with dozens of municipalities throughout the Northeast and Westchester County in particular, in producing comprehensive plans, zoning code updates, and other neighborhood plans. This unparalleled experience has afforded us an in-depth understanding of not only the substantive components of these plans, but also the procedural elements of the process itself.

Urban Design Capabilities – The BFJ Team employs the latest graphic and visualization technologies to assist in the planning process. Our in-house graphic designers and GIS technicians understand the power of compelling and informative visuals in providing the audience with a clear understanding of the built and natural environment, both in terms of what exists and in looking at hypothetical build-out scenarios.

Flexibility and Creativity – Planning is a process as well as a product. Our experience has shown us that unforeseen challenges are sometimes inevitable, and require nimble thinking along with a willingness to stay the course. We have earned a reputation for client loyalty and commitment to seeing even the most challenging project through to completion. In addition, we believe the planning process should avoid “cookie-cutter” recommendations and over-generalized best practices. We will approach this project with a fresh perspective, a focus on identifying the real underlying issues and challenges, and tailoring innovative solutions unique to the circumstances.

2.0 Scope of Work and Timeline

TIMELINE

The timetable below presents the year-long schedule proposed to complete the tasks as identified in the RFP. The first three tasks involve the development of zoning changes in conjunction the Village's Comprehensive Plan & Economic Development Committee ("Committee") and its dedicated Working Group. It is anticipated that in the early stages of the project, we will work closely with the Working Group, and then we will report to the Committee in finalizing the rezoning and any other actions as required. The fourth task includes the related State Environmental Quality Review (SEQR) required to adopt the zoning changes. The schedule is largely dependent the outcome of the SEQR process. The timeline assumes that a Negative Declaration is made on the zoning changes. If a Positive Declaration is made, an additional agreement of services would be needed for the additional services to prepare the GEIS.

The work program also includes a schedule of meetings, for which we propose the following:

- Total of eight (8) Working Group or Committee meetings, commencing with a project kick-off meeting.
- Three (3) meetings with the Village Board of Trustees to brief the Board and progress through SEQR.

TASKS	2018			2019								
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
1 PROJECT COORDINATION/LAND USE STRATEGY												
1.1 Working Group/Committee Meetings and Project Coordination (ongoing)												
1.2 Study Initiation, Research, and Data Gathering												
1.3 Preliminary Land Use Strategy												
2 COMMUNITY INPUT												
2.1 Community Engagement Plan												
2.2 Community Engagement (TBD)												
3 LAND USE PLAN WITH ZONING CHANGES												
3.1 Draft Land Use Plan with Proposed Zoning Text												
3.2 Revisions and Final Land Use Plan/Zoning Changes												
4 APPROVAL PROCESS (SEQR AND ADOPTION)												
4.1 Presentation/Public Hearing with Village Board of Trustees												
4.2 SEQR - Lead Agency Declaration (EAF Part 1)												
4.3 LWRP Consistency												
4.4 SEQR - EAF Part 2 & 3 and Adoption of Zoning Changes												
MEETINGS												
Working Group/Committee Meetings												
Village Board Presentation/Public Hearing												

NOTE: This schedule represents a preliminary and generalized timeline for the Riverside & Municipal Place Zoning Update. It is understood that this schedule may be subject to revisions prior to signing of a contract, as well as potential further refinement with the project team.

2.0 Scope of Work and Timeline

SCOPE OF SERVICES

Task 1: Project Coordination/Land Use Plan Development

Task 1.1: Working Group/Committee Meetings and Project Coordination (ongoing)

This task will begin with a start-up meeting with the Working Group from the Comprehensive Plan & Economic Development Committee. In the meeting, we will discuss the identified zoning issues and the recommendations of the most recent Comprehensive Plan Update. We will discuss zoning concepts that could be applied or expanded within the study area. We will also review the project schedule, meeting and potential workshop dates, scope of work, and the Village's objectives for the planning and rezoning process.

Task 1.2: Study Initiation, Research, and Data Gathering

Following the kick-off meeting BFJ will commence our full review of the Village's Zoning Regulations, Zoning Map, 2017 Comprehensive Plan, and other relevant documents. Our aim is to identify gaps between the zoning and the comprehensive plan and identify critical sections of the Zoning Regulations and Zoning Map in need of amendment. As part of our review and analysis, we will highlight zoning issues and opportunities/constraints on the Municipal Place Gateway and Riverside Study Area.

Task 1.3: Preliminary Land Use Strategy

Once the issues and opportunities analysis is complete, BFJ will develop and present a Draft Land Use Strategy to the Committee/Working Group. This technical memorandum will include the following:

1. Goals and parameters for potential zoning changes.
2. Case studies of comparable areas/projects
3. Potential rezoning concepts supported by graphic and/visual analyses as needed.

This document will also be informed by the community input that is received in Task 2. The document will also be the precursor to the Draft Land Use Plan with proposed text as developed in Task 3.

Task 1 deliverable(s):

- Preliminary Land Use Strategy



2.0 Scope of Work and Timeline

Task 2: Community Input and Draft Land Use Strategy

Task 2.1: Community Engagement Plan

The second task of the RFP asks for the consultant to “assist Committee in defining and orchestrating proper community inputs, plus potential resulting plan refinements.” BFJ will begin this task by proposing a Community Engagement Plan which outlines targeted public outreach strategies that will work in Croton-on-Hudson. BFJ Planning has experience in a wide variety of public outreach methods in order to educate and inform the public, test ideas, and foster buy-in for potential future actions.

Task 2.2: Community Engagement (TBD)

We understand that community input is an integral component of this planning process. Since the RFP does not specify the program of activities that should be included in this planning effort, our scope and budget includes \$15,000 dedicated to community outreach. These activities would be agreed upon with the Committee/Working Group as part of the Community Engagement Plan. Outreach methods to ensure exposure and participation could potentially include:

Community-wide public workshops

Community workshops can be held during the planning process to present project findings and collect ideas about key concepts and action items. If this approach is desired, at least 2 meetings should be provided, one to introduce the planning process to the public and a second to test ideas before recommendations are made to the Village Board of Trustees.

Stakeholder Meetings:

A key outcome of the Community Engagement Plan will be the identification of specific stakeholders (with contact information) who will need to be involved in the planning process. These may include Village department heads (i.e. Engineering, Police, Fire, Public Works, Parks and Recreation Departments), the Planning Board, neighborhood associations, civic and non-profit organizations. Once the list of project stakeholders is developed, it can be refined throughout the duration of the project and used to send invitations to public events or set up individual meetings.

Small focus group meetings:

BFJ can conduct individual interviews or organize focus groups designed to solicit input from specific stakeholders. We will coordinate with the Committee/Working Group on which stakeholders to target, but it could include study area residents, property owners, and merchants. Our experience has shown that it is important to conduct targeted, and separate, outreach to these three groups. Each stakeholder group’s input is highly valuable, but they may be most likely to engage in candid conversations if among their peer group – for example, business owners may not feel able to speak freely if their landlord is at the same meeting.

Online survey:

If desired, BFJ can conduct a public survey, administered through the Survey Monkey tool. The survey would be timed to begin early on in the process for the public to offer input on issues and opportunities that can guide the planning process. Survey results would be tabulated to help guide prioritization of certain action items based on the input received.

2.0 Scope of Work and Timeline

Project flyers and E-blasts:

BFJ team can prepare project flyers during the course of the project to publicize public workshops and the online survey. The flyers will be distributed by BFJ via email to a database of local stakeholders that we develop in coordination with Village Board and continue to develop using sign-in lists at public workshops. We use Constant Contact to manage email campaigns, which allows us to keep track of how many stakeholders we are reaching, while also allowing individuals to opt out if they so choose. We will also print and distribute hard copies of the project flyers for local distribution and posting in strategic community locations.



Task 2 Deliverable:

- Community Input Summary Technical Memorandum

Task 3: Land Use Plan with Proposed Zoning Changes

As stated in the RFP's task 3, BFJ Planning will coordinate closely with Committee members in preparation for presentation to the Village in work sessions and hearings at key process milestones. This task includes the development of the Land Use Plan with proposed zoning changes, which will be the document that is ultimately presented to the Village for review and adoption.

Task 3.1: Draft Land Use Plan with Proposed Zoning Text

Task 3.1 will build off of the previous two project tasks and will commence with a meeting of the Committee/Working Group. Based on the results of the Land Use Strategy, community input, and input from the Committee/Working Group, BFJ will prepare a draft Land Use Plan that comports to the goals, targets and strategies previously outlined. The draft Land Use Plan will present recommended land uses/zoning changes/and design guidance for the study area that will be the basis for the zoning changes. The Land Use Plan will include any zoning text and map amendments that may be necessary to implement the Land Use Plan.

Task 3.2: Revisions and Final Land Use Plan/Zoning Changes

Once the document is agreed upon by the Committee, it will be presented to the Village Board of Trustees for review and comment at a public hearing. This task involves revising and preparing the plan and zoning changes for final public consideration based on the initial public hearing. Once the Plan is finalized and a public hearing is held, the Village would be in a position to adopt the Plan, if it so chooses.

Task 2 Deliverable:

- Draft and Final Land Use Plan with Proposed Zoning Text

2.0 Scope of Work and Timeline

Task 4 Approval Process (SEQR and Adoption)

Task 4.1: Presentation/Public Hearing with Village Board of Trustees

In this phase of work, BFJ will assist the Village Board with the process to adopt the zoning map and text amendments. Our schedule shows three meetings with the Village Board. At the first meeting, we will present the proposed zoning changes as approved by the Committee. After the first public hearing, we will make any necessary changes to the zoning amendments as directed by the Village Board and based on comments received from the public. We will then produce a Final Zoning Map and Zoning Text Amendments for adoption. This document will also be sent to the Village's Waterfront Advisory Committee (WAC) for LWRP consistency review (see Task 4.3).

Task 4.2: SEQR - Lead Agency Declaration and Preparation of Full Environmental Assessment Form

Part 1 of a Full EAF and technical appendices/attachments will be prepared for the adoption of the Land Use Plan (Proposed Action) to assist the lead agency (Board of Trustees) in determining whether the proposed action may result in a significant effect on the environment. The Full EAF will be accompanied by a detailed project description and illustrative maps and graphics.

In addition, BFJ will prepare a draft Resolution of Intent to be Lead Agency as part of the SEQR coordinated review process (required for Type I Actions). This Resolution will establish the Trustee's intent to be the SEQR lead agency for the environmental review process for the project. Once the Resolution of Intent to be Lead Agency is adopted, involved agencies will have 30 calendar days to respond to the EAF and Resolution.

Task 4.3: LWRP Consistency

Because all of the Village lies within the Coastal Zone, the statewide and local land-use policies set forth in the LWRP apply to the entire Village. Any Type 1 or Unlisted action under the State Environmental Quality Review Act (SEQRA) is required to be reviewed by the lead agency for consistency with these policies and with the projects contained within the LWRP. The lead agency's determination of consistency is made with the benefit of an advisory recommendation of consistency from the WAC.

Task 4.4: SEQR - EAF Part 2 & 3 and Adoption of Zoning Changes

Once the Board of Trustees has been established as the lead agency, BFJ will assist the board in the preparation of a Part 2 EAF as required by SEQR. The lead agency is responsible for preparation of Part 2 and 3 and normally uses Part 2 EAF to determine whether the proposed action will result in any significant adverse impacts. Using the information provided in Part 1 and 2 of the EAF, the lead agency will determine the significance of the action by making a positive or negative declaration.

Task 2 Deliverable:

- Adopted Land Use Plan with Proposed Zoning Text
- SEQR EAF Parts 1, 2, and 3

3.0

Cost Proposal

3.0 Budget

Tasks 1-3	Budget
Task 1: Project Coordination/Land Use Strategy	
<i>Working Group/Committee Meetings and Project Coordination</i>	\$8,000
<i>Study Initiation, Research, and Data Gathering</i>	\$7,500
<i>Preliminary Land Use Strategy</i>	\$5,000
Task 2: Community Input	
<i>Community Engagement Plan</i>	\$2,500
<i>Community Engagement (TBD)</i>	\$15,000
Task 3: Land Use Plan with Zoning Changes	
<i>Draft Land Use Plan with Proposed Zoning Text</i>	\$20,000
<i>Revisions and Final Land Use Plan/Zoning Changes</i>	\$5,000
Task 1-3 Total	\$64,000

Task 4: Approval Process (SEQR and Adoption)	
<i>Presentation/Public Hearing with Village Board of Trustees (3 meetings)</i>	\$3,000
<i>SEQR - Lead Agency Declaration (EAF Part 1)</i>	\$3,000
<i>LWRP Consistency</i>	\$2,500
<i>SEQR - EAF Part 2 & 3 and Adoption of Zoning Changes</i>	\$2,500
Task 4 Total	\$11,000

Tasks 1-4 Total	\$75,000
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Organizational Structure and Resumes

Team Organizational Chart



Frank S. Fish FAICP

PRINCIPAL



EDUCATION

Master of Science, Planning, Pratt Institute

Bachelor of Arts, Political Science, Boston College

Associate of Arts, Classics, St. Thomas Seminary

MEMBERSHIPS

Fellow, American Institute of Certified Planners

Board Member, New York Planning Federation

Past Commissioner, AICP Commission

Past President, New York Metropolitan Chapter APA

Past President, American Society of Consulting Planners

TEACHING

New York University, Robert Wagner School of Public Service, Adjunct Professor of Planning

Pratt Institute, Graduate Planning Program, Adjunct Professor (1988-1999)

AWARDS

Andrew Haswell Green Award for Distinguished Service, 2009, APA New York Metropolitan Chapter

Frank Fish has over 40 years of experience in urban planning. He directs the firm's master planning, zoning, economic and development feasibility practice areas. He has worked on a range of planning projects from countywide master plans and statewide housing studies to large-scale development proposals for private sector clients.

SELECT PROJECT EXPERIENCE

HARRISON COMPREHENSIVE PLAN

Town/Village of Harrison, New York

42 BROAD STREET WEST LAND USE AND SEQR APPROVALS

City of Mount Vernon, New York

101 WOLFS LANE LAND USE AND SEQR APPROVALS

Village of Pelham, New York

THE POINTE TOD LAND USE AND SEQR APPROVALS

City of Mount Vernon, New York

PORT CHESTER COMPREHENSIVE PLAN AND ZONING CODE UPDATE

Village of Port Chester, New York

TARRYTOWN WATERFRONT

Tarrytown, New York

TUCKAHOE ZONING CODE REVISIONS

Village of Tuckahoe, New York

REVLON PROPERTY SITE PLAN REVIEW

Village of Tuckahoe, New York

YONKERS HOUSING REVITALIZATION STRATEGY

Yonkers, New York

BRONXVILLE MASTER PLAN AND ZONING ORDINANCE UPDATE

Bronxville, New York

BARD COLLEGE MASTER PLAN AND PERFORMING ARTS CENTER

Annandale-on-Hudson, New York

NY RISING COMMUNITY RECONSTRUCTION PROGRAM

New York

MAMARONECK MASTER PLAN UPDATE

Mamaroneck, New York

PAWLING MASTER PLAN AND ZONING CODE

Pawling, New York

CROTON-ON-HUDSON COMPREHENSIVE PLAN

Village of Croton-on-Hudson, New York

EAST FISHKILL PLANNING ADVISORY

East Fishkill, New York

COLD SPRING HARBOR LABORATORY

Laurel Hollow, New York

ROUTE 25A COMMUNITY VISIONING LAND USE PLAN

Town of Brookhaven, New York

NASSAU COUNTY COMPREHENSIVE MASTER PLAN UPDATE

Nassau County, New York

GARDEN CITY ZONING STUDY OF COUNTY PROPERTIES

Garden City, New York

HEMPSTEAD NEIGHBORHOOD IMPROVEMENT PLAN

Hempstead, New York

NORTH HEMPSTEAD MASTER PLAN

North Hempstead, New York

ROCKVILLE CENTRE CODE REVISION

Rockville Center, New York

GRAND CENTRAL TERMINAL TRANSFER OF DEVELOPMENT RIGHTS

New York, New York

Noah Levine AICP

SENIOR ASSOCIATE



Noah Levine is a project manager and design professional with a broad range of planning experience. He has worked with public- and private-sector clients on projects including traffic, pedestrian and parking studies; land use and zoning plans; neighborhood and downtown revitalization plans; site design; and municipal consulting. Mr. Levine also has extensive experience in visioning workshops, charrettes and other outreach methods, including interviews and public surveys.

RELEVANT PROJECT EXPERIENCE

EDUCATION

Bachelor of Arts: Science and Society,
Wesleyan University

Master of Urban Planning, New York
University, Robert F. Wagner Graduate
School of Public Service

REGISTRATION

American Institute of Certified Planners

MEMBERSHIPS

New York Metro Chapter of the American
Planning Association

PLANNING ADVISORY SERVICES

Tuckahoe, New York
Role: Project Manager

FREIGHTWAY SITE REDEVELOPMENT STUDY

Scarsdale, New York
Role: Project Planner

DOWNTOWN REVITALIZATION INITIATIVE

Middletown, New York
Role: Project Manager

TRANSIT-ORIENTED DEVELOPMENT STUDY

Branford, Connecticut
Role: Project Manager

BEACON COMPREHENSIVE PLAN UPDATE

Beacon, New York
Role: Project Manager

CROTON-ON-HUDSON COMPREHENSIVE PLAN UPDATE

Croton-on-Hudson, New York
Role: Project Manager

NEW YORK RISING COMMUNITY RECONSTRUCTION PLANS

Bay Park/East Rockaway and Gravesend/
Bensonhurst, New York
Role: Project Planner

*Award: Gravesend/Bensonhurst Plan given
"Rising to the Top" award by Governor's
Office of Storm Recovery for inclusion of
socially vulnerable populations in public
outreach efforts.*

TRANSIT-ORIENTED DEVELOPMENT ZONING STUDY

Mamaroneck, New York
Role: Project Planner

*Award: Pomeroy Award for Zoning
Achievement, New York Planning Federation.*

NEIGHBORHOOD PLANS

Cos Cob, Old Greenwich/Riverside/North
Mianus, and Glenville/Pemberwick
Greenwich, Connecticut
Role: Project Planner

ROUTE 25A CORRIDOR STUDY

Brookhaven, New York
Role: Project Manager

MELVILLE EMPLOYMENT CENTER PLAN

Huntington, New York
Role: Project Planner

MAIN STREET PLANNING AND DESIGN GUIDELINES

Port Washington, New York
Role: Project Manager

SOMERS COMPREHENSIVE PLAN UPDATE

Somers, New York
Role: Project Planner

MASTER PLAN CIRCULATION ELEMENT

Perth Amboy, New Jersey
Role: Project Planner

DOWNTOWN ZONING IMPACTS ANALYSIS

Ridgewood, New Jersey
Role: Project Manager

PRINCETON ARTS AND TRANSIT NEIGHBORHOOD

Princeton, New Jersey
Role: Project Planner

PENNAVAL ROAD REDEVELOPMENT STUDY

Woodbridge, New Jersey
Role: Project Planner

DOWNTOWN CONNECTIVITY STUDY

Akron, Ohio
Role: Project Planner

HUDSON PARK SHARED PARKING STUDY

Yonkers, New York
Role: Project Manager

CROTON YACHT CLUB SITE EVALUATION PLAN

Croton-on-Hudson, New York
Role: Project Manager

EDUCATION DISTRICT ENHANCEMENT STUDY

Albany, New York
Role: Project Manager

Susan Favate AICP, PP

PRINCIPAL



Susan Favate has more than twelve years of experience in land use and environmental planning for both public- and private-sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. Prior to joining BFJ, Ms. Favate spent five years as a writer and editor for Dow Jones Newswires.

SELECT PROJECT EXPERIENCE

Comprehensive and Neighborhood Plans

DOWNTOWN REVITALIZATION INITIATIVE
Middletown and Watkins Glen, New York
Role: Principal-in-Charge

COUNTY ROAD 39 LAND USE STUDY AND MARKET OVERVIEW
Town of Southampton, New York
Role: Project Manager

COMPREHENSIVE PLAN & LOCAL WATERFRONT REVITALIZATION PROGRAM
Sleepy Hollow, New York
Role: Principal-In-Charge

BRONXVILLE: COMPREHENSIVE PLAN
Bronxville, New York
Role: Resource Principal- Zoning

COMPREHENSIVE PLAN
Rockland County, New York
Role: Project Manager

NORTH CASTLE COMPREHENSIVE PLAN
North Castle, New York
Role: Project Manager

NYACK COMPREHENSIVE PLAN
Nyack, New York
Role: Project Manager

RYE BROOK COMPREHENSIVE PLAN
Rye Brook, New York
Role: Project Manager

HARRISON COMPREHENSIVE PLAN UPDATE
Harrison, New York
Role: Project Manager

MAMARONECK COMPREHENSIVE PLAN
Mamaroneck, New York
Role: Project Manager

CITY OF BRIDGEPORT: LAND USE POLICIES UPDATE
Bridgeport, Connecticut
Role: Project Manager

Waterfront Plans

LOCAL WATERFRONT REVITALIZATION PROGRAM
Croton-on-Hudson, New York
Role: Project Manager

LOCAL WATERFRONT REVITALIZATION PROGRAM
Newburgh, New York
Role: Project Manager

LOCAL WATERFRONT REVITALIZATION PROGRAM
Port Chester, New York
Role: Project Manager

Zoning

ZONING CODE UPDATES
Croton-on-Hudson, New York
Role: Project Manager

COMPREHENSIVE ZONING CODE UPDATE
Tarrytown, New York
Role: Project Manager

TRANSIT-ORIENTED DEVELOPMENT ZONING STUDY
Mamaroneck, New York
Role: Project Manager

DOWNTOWN ZONING REVISIONS
Pleasantville, New York
Role: Principal-in-Charge

CENTRAL COMMERCIAL ZONING REVISIONS
Sleepy Hollow, New York
Role: Project Manager

PLANNING ADVISORY SERVICES
Mamaroneck, New York
Role: Consulting Planner

PLANNING ADVISORY SERVICES
Pleasantville, New York
Role: Consulting Planner

EDUCATION

Bachelor of Arts in Journalism and Mass Communication, University of North Carolina at Chapel Hill

Master of Urban Planning, New York University, Robert F. Wagner Graduate School of Public Service

REGISTRATION

American Institute of Certified Planners

New Jersey Licensed Professional Planner (PP)

MEMBERSHIPS

New York Metro and New Jersey Chapters of the American Planning Association

Planning Board Chair, Borough of Chatham, NJ

AWARDS

Public Service Scholar, Robert F. Wagner Graduate School of Public Service, New York University

Robert F. Wagner Graduate School of Public Service: Dean Howard Newman Capstone Team Award, "Sing Sing Historic Prison Museum: Assessment of Economic Impacts and Planning Framework"

Georges Jacquemart PE, AICP

PRINCIPAL



Georges Jacquemart directs BFJ's transportation work and has extensive experience in managing and undertaking traffic impact and circulation studies, and projects related to transit planning, parking, bicycling and pedestrian circulation. He has worked on assignments for a variety of clients in North and South America, Europe, Asia and Africa. Prior to becoming a principal of BFJ, Mr. Jacquemart was the principal of Jacquemart Associates, Inc., a New York-based transportation planning and traffic engineering firm. He had previously been associate vice president and regional manager of Alan M. Voorhees & Associates.

PROJECT EXPERIENCE

EDUCATION

Civil Engineering Diploma, Transportation,
Federal Polytechnic School of Lausanne,
Switzerland

Post-Graduate Coursework, Systems
Analysis, Federal Polytechnic School of
Lausanne, Switzerland

Master of Science, Urban Planning,
Stanford University

REGISTRATION

Licensed professional engineer, New
York, New Jersey and California

American Institute of Certified Planners

MEMBERSHIPS

Transportation Research Board

TEACHING AND PROFESSIONAL DEVELOPMENT

Pratt Institute; Adjunct Professor of
Transportation Planning (current)

New York University Robert F. Wagner
Graduate School of Public Service;
Adjunct Professor of Transportation
Planning (2002-2008)

Princeton University Woodrow Wilson
School of Public Service; Guest Speaker

Columbia University School of
Architecture, Planning and Preservation;
Guest Speaker

University of Sao Paulo; Guest Speaker

Traffic Impact & Circulation

JAMAICA TRANSPORTATION STUDY
Queens, New York
Role: Project Principal

**NORTH WILLIAMSBURG
TRANSPORTATION STUDY**
Brooklyn, New York
Role: Project Principal

**PRINCETON UNIVERSITY 2026 CAMPUS
FRAMEWORK PLAN**
Princeton, New York
Role: Principal, Transportation

BARTLETT DAIRY CEQR AND ULURP
Queens, New York
Role: Principal, Traffic and Parking

Comprehensive Plans

COMPREHENSIVE PLAN UPDATE
Harrison, New York
Role: Principal, Transportation

COMPREHENSIVE PLAN UPDATE
North Castle, New York
Role: Principal, Transportation

TOWN-WIDE TRAFFIC STUDY
Mount Pleasant, New York
Role: Project Principal

MASTER PLAN UPDATE
Somers, New York
Role: Principal, Transportation

Downtown Parking

CENTRAL BUSINESS DISTRICT PARKING STUDY
Rye, New York
Role: Project Principal

**SCARBOROUGH STATION PARKING AND
ACCESSIBILITY STUDY**
Briarcliff Manor, New York
Role: Project Principal

WASHINGTON SQUARE DEVELOPMENT AND PARKING STUDY

Mamaroneck, New York
Role: Project Principal

HUDSON PARK SHARED PARKING STUDY
Yonkers, New York
Role: Project Principal

PALMER SQUARE PARKING STUDY
Princeton, New Jersey
Role: Project Principal

Transit Planning and Transit- Oriented Development

**TRANSIT-ORIENTED DEVELOPMENT
LINKAGES STUDY**
Beacon, New York
Role: Principal, Transportation

TRANSIT-ORIENTED DEVELOPMENT STUDY
Croton-on-Hudson, New York
Role: Principal, Transportation

**NEW YORK STATE TRANSIT-ORIENTED
DEVELOPMENT STUDY**
Statewide, New York
Role: Principal, Transportation

**"MOBILE NR" ON-DEMAND SHUTTLE
FEASIBILITY STUDY**
Role: Principal, Transportation

Pedestrian and Bicycle Planning

ROUTE 1 BOSTON POST ROAD DIET STUDY
Rye, New York
Role: Project Principal

RESIDENTIAL TRAFFIC CALMING STUDY
Scarsdale, New York
Role: Principal, Transportation

TRAFFIC CALMING ADVISORY SERVICES
Nyack, New York
Role: Principal, Transportation

PRINCETON UNIVERSITY BICYCLE PLAN
Princeton, New Jersey
Role: Principal, Transportation

Jonathan Martin Ph.D., AICP

SENIOR ASSOCIATE



Jonathan Martin is an urban designer with more than 20 years of experience in community planning and project management. He leads BFJ's design practice, contributing expertise in site planning, design guidelines and interactive community engagement. Mr. Martin is also a professor in graduate programs at Pratt Institute and Columbia University.

PROJECT EXPERIENCE

FACADE IMPROVEMENT PROGRAM

Farmingdale, New York
Role: Project Manager

COMPREHENSIVE PLAN UPDATE

Beacon, New York
Role: Urban Designer

TRANSIT-ORIENTED DEVELOPMENT STUDY

Branford, Connecticut
Role: Urban Designer

FREIGHTWAY SITE REDEVELOPMENT STUDY

Scarsdale, New York
Role: Urban Designer

DOWNTOWN TRANSIT-ORIENTED ZONING

Pleasantville, New York
Role: Urban Designer

COMPREHENSIVE PLAN UPDATE

North Castle, New York
Role: Urban Designer

NEIGHBORHOOD PLANS

Old Greenwich/Riverside/North Mianus and
Glenville/Pemberwick
Greenwich, Connecticut
Role: Urban Designer

GARDENS AT HARRIMAN

Harriman, New York
Role: Urban Designer

SITE DESIGN ALTERNATIVES STUDY FOR PROPOSED SANITATION GARAGE

New York, New York
Role: Project Manager

SITE DESIGN FOR PROPOSED WAREHOUSE DISTRIBUTION CENTER

New York, New York
Role: Urban Designer

SEAPORT REDEVELOPMENT WORKING GROUP

New York, New York
Role: Facilitator

LOCAL WATERFRONT REVITALIZATION PLAN

Port Chester, New York
Role: Urban Designer

COMMUNITY IMPACTS STUDY OF ZONING FOR QUALITY AND AFFORDABILITY (ZQA) ZONING PROPOSALS

New York, New York
Role: Project Manager

MELVILLE EMPLOYMENT CENTER PLAN

Huntington, New York
Role: Urban Designer

COMPREHENSIVE DOWNTOWN REVITALIZATION PLAN*

Farmingdale, New York
Role: Project Manager

DOWNTOWN LARGE-SCALE URBAN AND WATERFRONT DEVELOPMENT*

Yonkers, New York
Role: Project Manager

HEMPSTEAD TURNPIKE CORRIDOR PLAN*

Elmont, New York
Role: Urban Designer

TOWN-WIDE DESIGN GUIDELINES*

Town of Newburgh, New York
Role: Urban Designer

EDUCATION

Bachelor of Science in Architecture,
Arizona State University

Master of Regional Planning, Cornell
University

Ph.D. in City and Regional Planning,
Cornell University

REGISTRATION

American Institute of Certified Planners

MEMBERSHIPS

New York Metro Chapter of the American
Planning Association

Association of American Geographers

Association of Collegiate Schools of
Planning

National Low Income Housing Coalition

TEACHING AND PROFESSIONAL DEVELOPMENT

Professor, Pratt Institute Center
for Planning and the Environment,
2006-present

Adjunct Professor, Columbia University
Department of Urban Planning,
2006-present

AWARDS

Japan Foundation Center for Global
Partnership Education Grant, 2011

* Designates work completed prior to
joining BFJ Planning.

Relevant Experience and References

CROTON- ON-HUDSON COMPREHENSIVE PLAN (2003) AND COMPREHENSIVE PLAN UPDATE (2017)

Village of Croton-on-Hudson

SIZE

N/A

SERVICES

Planning

BFJ Planning prepared the Comprehensive Plan for the Village of Croton-on-Hudson in 2003 and then assisted the Village in updating the document in 2017. The Plan's goals centered on preserving and enhancing the Village's unique resources, including its waterfronts and open space, small-town quality and historic character, and economic diversity. To that end, recommendations included improving the mix and appearance of the Village's commercial centers, expanding access to waterfront and open space amenities, improving traffic flow and pedestrian safety, and preserving the character of residential areas. The Plan reflects the ideas and recommendations of Village officials, trustees, the Comprehensive Plan Committee, and Village residents. BFJ obtained input from Croton residents during three public workshop discussions and a mail survey of all Village residents. The public input, along with the research on existing conditions within the Village, helped define the guiding vision and the particular issues that became the Plan's focus.

The 2017 Comprehensive Plan Update builds on the 2003 document, with updated background information and community data plus consolidated community-wide goals to be achieved in the near term. It also provides specific and actionable objectives to carry out the recommendations proposed, both in 2003 and 2017.



CROTON- ON-HUDSON LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

Village of Croton-on-Hudson, NY

SIZE

N/A

SERVICES

Planning

BFJ Planning updated the Village of Croton-on-Hudson's Local Waterfront Revitalization Program (LWRP). The LWRP provided a future land use plan and established policies for the Village's two coastal areas, the Hudson River and the Croton River. Together, the rivers constitute approximately 71,280 feet of shoreline, which are host to a variety of Village and County owned parks. Other significant waterfront uses include the Metro-North Railroad Station, the Half Moon Bay condominium/marina as well as single family residential neighborhoods oriented towards the water. BFJ worked with the Village to identify measures to maintain and upgrade their extensive park network, improve waterfront access, preserve natural habitats, and guide future development that is harmonious with the goals established by the community. BFJ also prepared the Village's 2003 Comprehensive Plan, which helped insure that Village-wide policies were consistent with the objectives proposed in the LWRP document adopted in 1992.



CROTON- ON-HUDSON ZONING CODE UPDATE

Village of Croton-on-Hudson, NY

SIZE

N/A

SERVICES

Planning, Zoning

BFJ Planning was retained by Croton-on-Hudson to prepare its Comprehensive Plan. Since the adoption of the Plan in 2003, BFJ developed legislation and zoning recommendations that would enable the Village to implement the recommendations set out in the Plan. BFJ prepared legislation in conjunction with the Village's Comprehensive Planning Committee that established a gateway overlay district for the three primary entrances to the Village from Route 9. As part of this planning process, BFJ also conducted State Environmental Quality Review (SEQR) evaluation of the legislation, including preparation of the Draft and Final Generic Environmental Impact Statements.

BFJ also worked with the Village to update portions of its Zoning Code to bring it in line with state regulations and modern planning practices, and to provide the regulatory framework for the Village to accomplish the goals set out in the 2003 Comprehensive Plan. Code updates included the establishment of Floor Area Ratio (FAR) standards for residential areas, the addition of architectural review criteria to site plan review, and the granting of architectural review authority to the Planning Board.



CROTON- ON-HUDSON TRANSIT-ORIENTED DEVELOPMENT STUDY (TOD)

Village of Croton-on-Hudson, NY

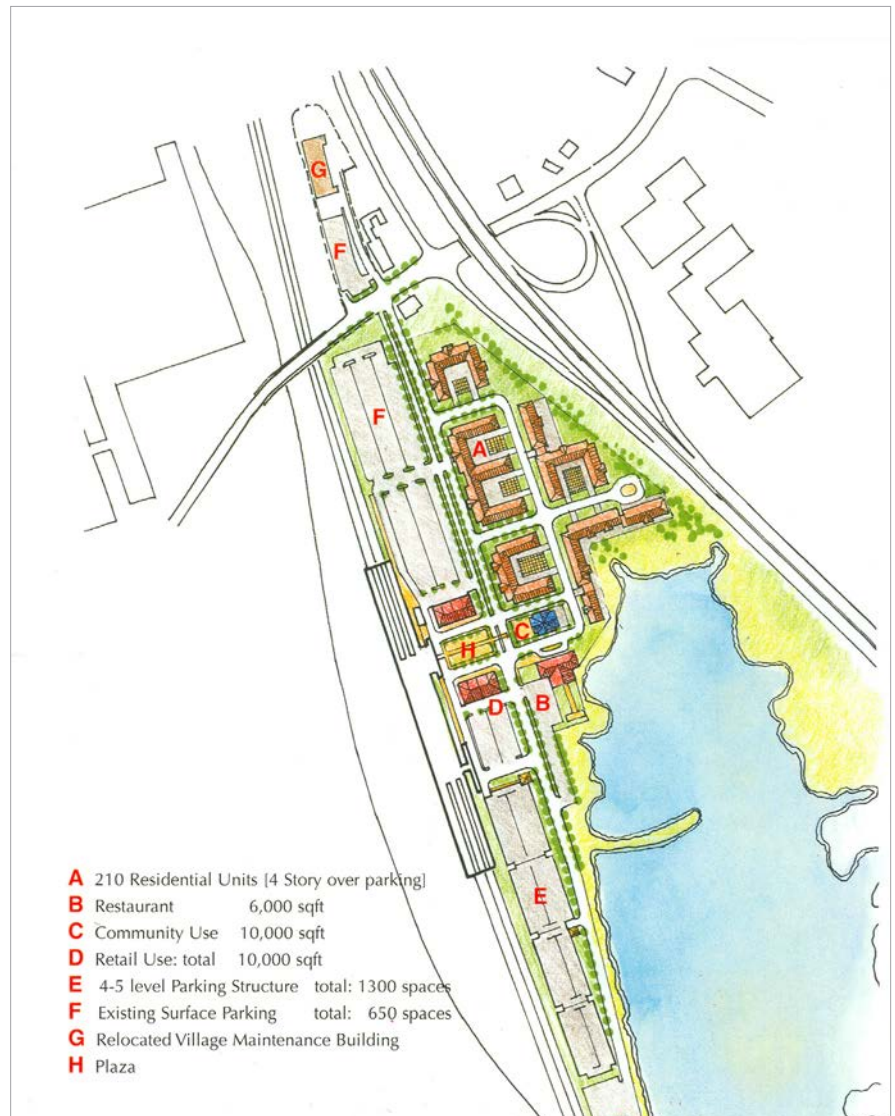
SIZE

N/A

SERVICES

Planning, Zoning

BFJ Planning was retained by the Village of Croton-on-Hudson to study the feasibility of transit-oriented development at Croton's train station hub. This study included an assessment of the development constraints on the site (including physical and geotechnical constraints), an assessment of market conditions to determine the best uses on the site, and the development of general zoning parameters and a design scheme. The recommended plan provided mixed-use development adjacent to the existing station facility, with structured parking to be built to the south, adjacent to the tracks. Restaurant and retail uses will be designed to attract patronage from station commuters.



CROTON- ON-HUDSON YACHT CLUB

Village of Croton-on-Hudson, NY

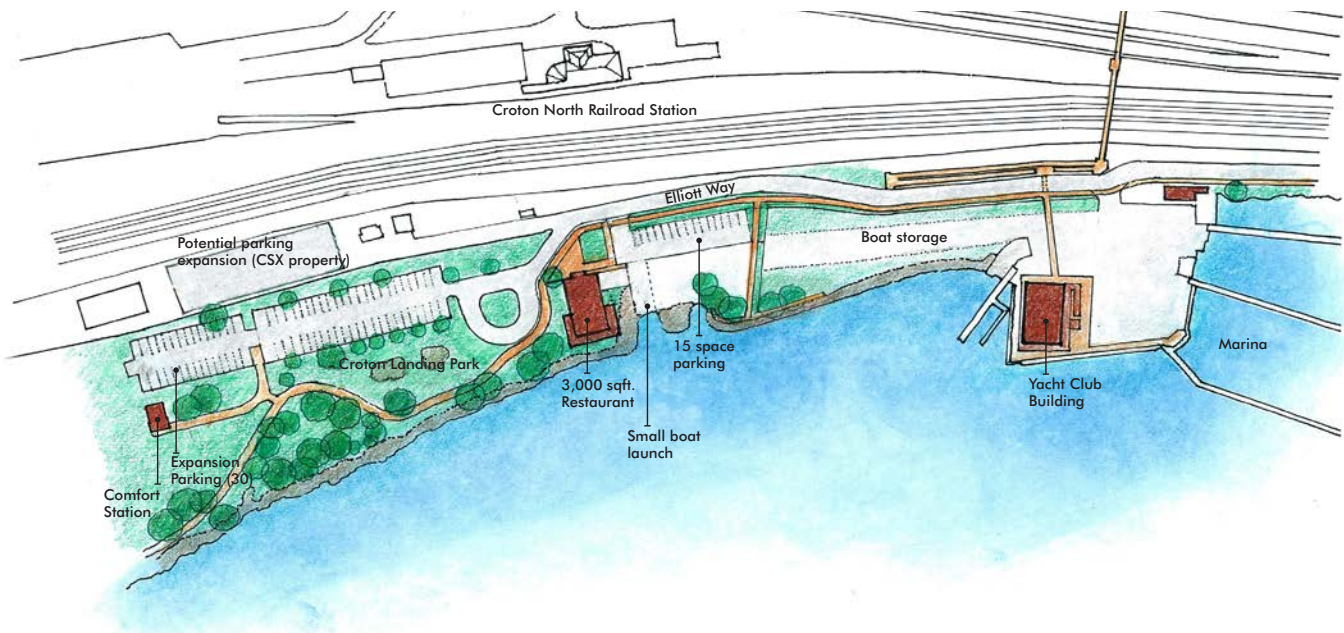
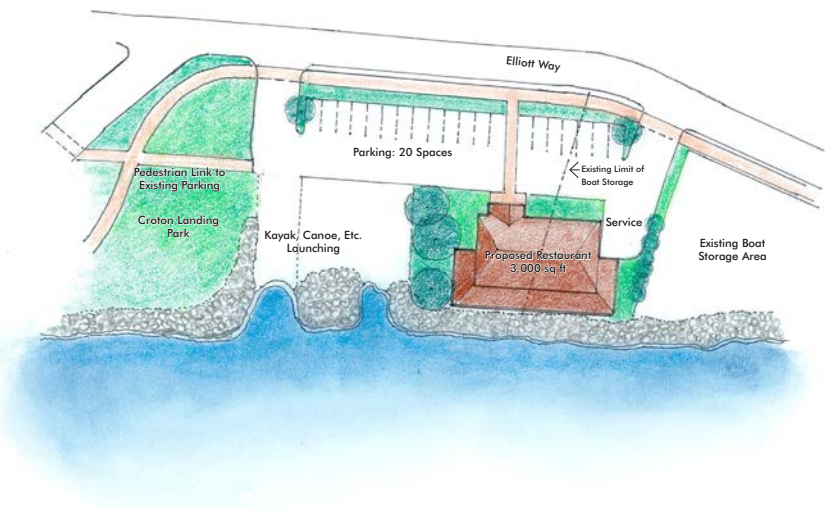
SIZE

N/A

SERVICES

Planning, Site
Evaluation,
Development Study

BFJ Planning worked with the village of Croton-on-Hudson on a site evaluation and potential development study for the Croton Yacht Club. This study evaluates alternative development options including relevant market and financial implications, and provides a recommended future strategy for this important 1.5-acre waterfront area. A focus of the study was to identify potential revenue-producing options as well as physical improvements and added development adjacent to the property to help offset the costs of needed bulkhead repairs and shoreline stabilization. The area presents limited opportunities for development given land availability and the current uses. The analysis determined that a waterfront restaurant, built independently or in conjunction with the Yacht Club would be the most viable revenue-generating opportunity. The study included 2-3 conceptual layout plans and supporting illustrations to show how a restaurant could be integrated into the existing site.



MOUNT KISCO COMPREHENSIVE PLAN

Mount Kisco, NY

SIZE

N/A

SERVICES

Planning

BFJ Planning worked with the Village of Mount Kisco to create a comprehensive plan update that capitalizes on the Village's strategic location in Westchester County along the Metro-North Harlem Line. The 2018 update builds on the Village's existing Vision and Goals while adding new focus areas on Sustainability and the Downtown. With a walkable downtown and many open space resources, the Village is well-placed to further promote active design and complete streets programs to link neighborhoods to parks and schools.

Even with these advantages, BFJ is focusing on strategies to assist the Village in preparing for evolving trends in the local and regional economy, transportation options, and principles of smart growth and sustainability. The area around the Mount Kisco train station is a key focus area, with the North and South Moger Lots great opportunities for new transit-oriented development. As part of the plan update, BFJ is creating a new downtown form-based overlay zoning code to promote contextual design, improved streetscapes, and walkability. The plan also includes conceptual designs for the Moger Lots to assist a parallel effort to prepare the Village to seek a development partner to create a mixed-use development near the train station.

For this project, BFJ is the leader of a multi-disciplinary team of consultants, which includes Barton Partners, JMC Engineering, Urbanomics, and MUD Workshop.



CITY OF BEACON COMPREHENSIVE PLAN

Beacon, NY

SIZE

N/A

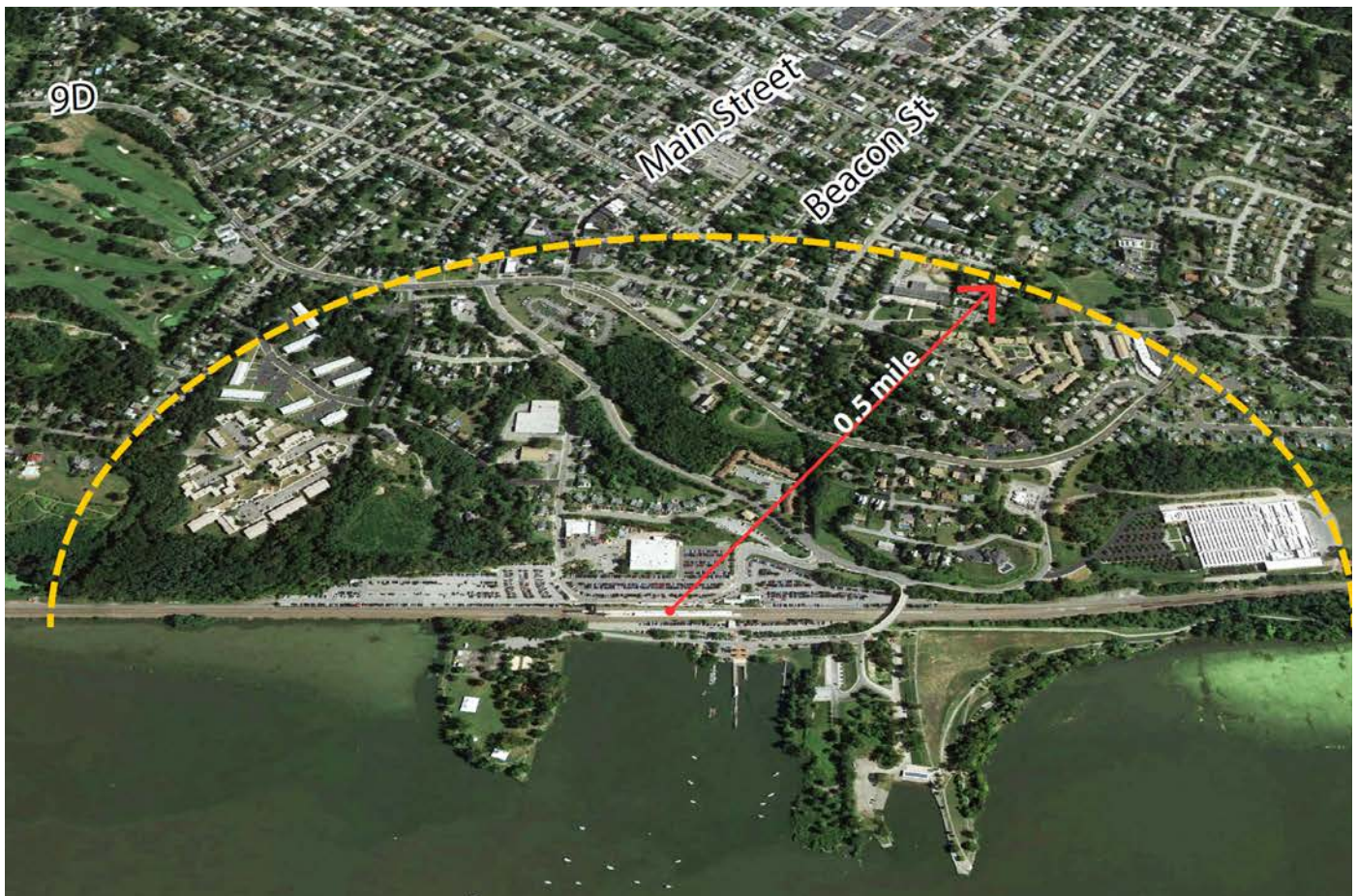
The City of Beacon required consultant services to update its 2007 Comprehensive Plan to reflect current conditions, create a more user-friendly document and incorporate a special focus on the Hudson River waterfront and train station area.

SERVICES

Planning

BFJ Planning's involvement in Beacon goes back to 2006, when it led an intensive visioning process, on behalf of the City, to better understand the community's concerns and priorities as a foundation for preparation of the 2007 Comprehensive Plan. In 2008, the City again retained BFJ to develop a plan and set of strategies to improve linkages among the various travel generators and attractions on the waterfront, Main Street and the train station.

The update to the 2007 Comprehensive Plan focused on preserving Beacon's waterfront, leveraging its train station for TOD opportunities, and better linking the station area to its downtown core. The key approach was to maintain the park-like setting of the riverfront and target development into the City's Linkage Zone, to connect the train station to Main Street, Beacon's focus for commercial activity. The project included recommendations for zoning changes to ensure appropriately scaled development that preserves Hudson River views and complements the City's historic building pattern.



PEEKSKILL LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

City of Peekskill, NY

SIZE

N/A

SERVICES

Planning

BFJ Planning updated the City of Peekskill's Local Waterfront Revitalization Program (LWRP), a plan for the future development and redevelopment of the City's Hudson River waterfront. The City last adopted an LWRP in 2004, and an update is needed to reflect existing conditions, outline policies that will guide future planning and incorporate a waterfront Blue Plan that will focus on issues and opportunities to increase the diversity of uses beyond the water's edge. Peekskill's waterfront has seen significant investment in parks, pedestrian amenities and cultural facilities, and new businesses are beginning to locate along the river. Meanwhile, the City's downtown business district is transforming with live/work artist lofts, residential development and new stores and restaurants. The LWRP update focused on ways to connect these two important areas of Peekskill to maximize economic development and quality-of-life for City residents



NORTH CASTLE COMPREHENSIVE PLAN

North Castle, NY

SIZE

N/A

SERVICES

Planning

In 2017, the Town of North Castle, New York, retained BFJ Planning to update its 1996 Comprehensive Plan, to incorporate the community's goals and policies regarding commercial vitality, housing, open space, community facilities and infrastructure. Particular attention was sought for ensuring the continued strength of North Castle's non-residential areas, including the hamlet centers, office zones and industrial areas.

North Castle, a town of nearly 12,000 residents located in the central portion of Westchester County, has three hamlet areas, Armonk, North White Plains, and Banksville, that are geographically separated from each other by the New York City reservoir system and that each have a distinct land use character. Targeted recommendations were made for each of these areas, as well as for the Town overall, with a focus on preserving North Castle's strong residential neighborhoods and historic and environmental assets. Key recommendations included undertaking a comprehensive transportation study of a major corridor, addressing critical water supply issues and implementing infrastructure improvements to address stormwater management and flooding issues.



VILLAGE OF PLEASANTVILLE COMPREHENSIVE PLAN AND ZONING CODE REVISION

Pleasantville, NY

SIZE

N/A

SERVICES

Planning, Zoning

BFJ Planning was retained by the Village of Pleasantville to update its Master Plan, with a primary focus on the Central Business District. The Village was interested in building on the economic development potential of key downtown assets such as its Metro-North train station, the Jacob Burns Film Center and municipally owned land, while preserving Pleasantville's small-scale character and quality of life.

The Plan was prepared in close cooperation with the Village Board, who took an active role in drafting the Plan's content and recommendations, and also incorporated an interactive public outreach process. Key recommendations included downtown zoning revisions and intersection improvements to enhance walkability and create new public open space.

Upon adoption of the Master Plan, the Village Board retained BFJ to draft the targeted zoning code revisions necessary to implement Plan recommendations, and to incorporate a series of "clean-up" items.



TZ VISTA ZONING AND DESIGN GUIDELINES

Nyack, NY

SIZE

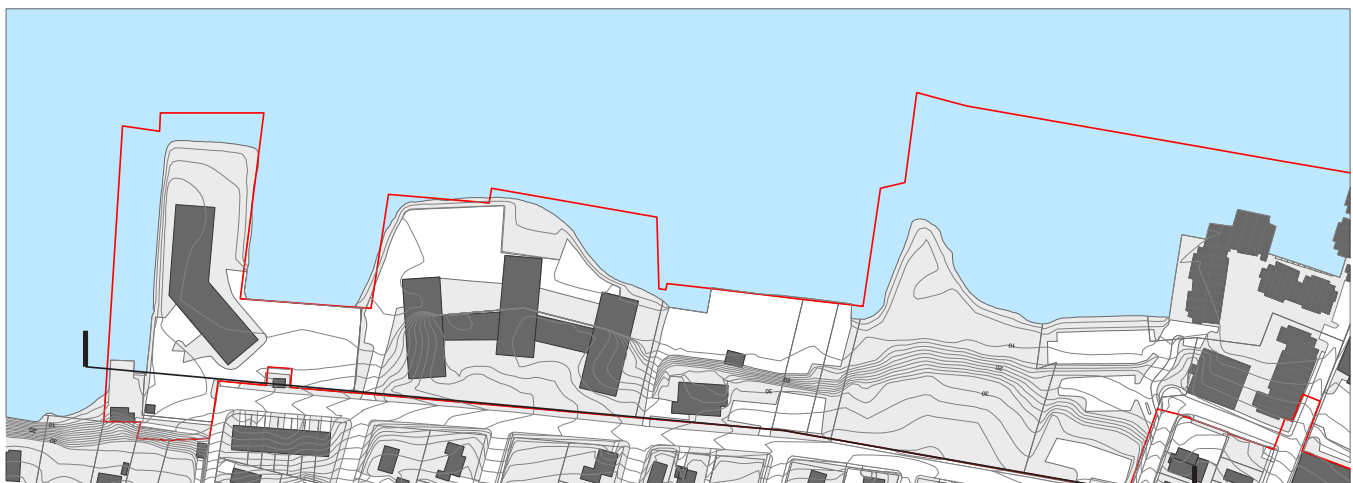
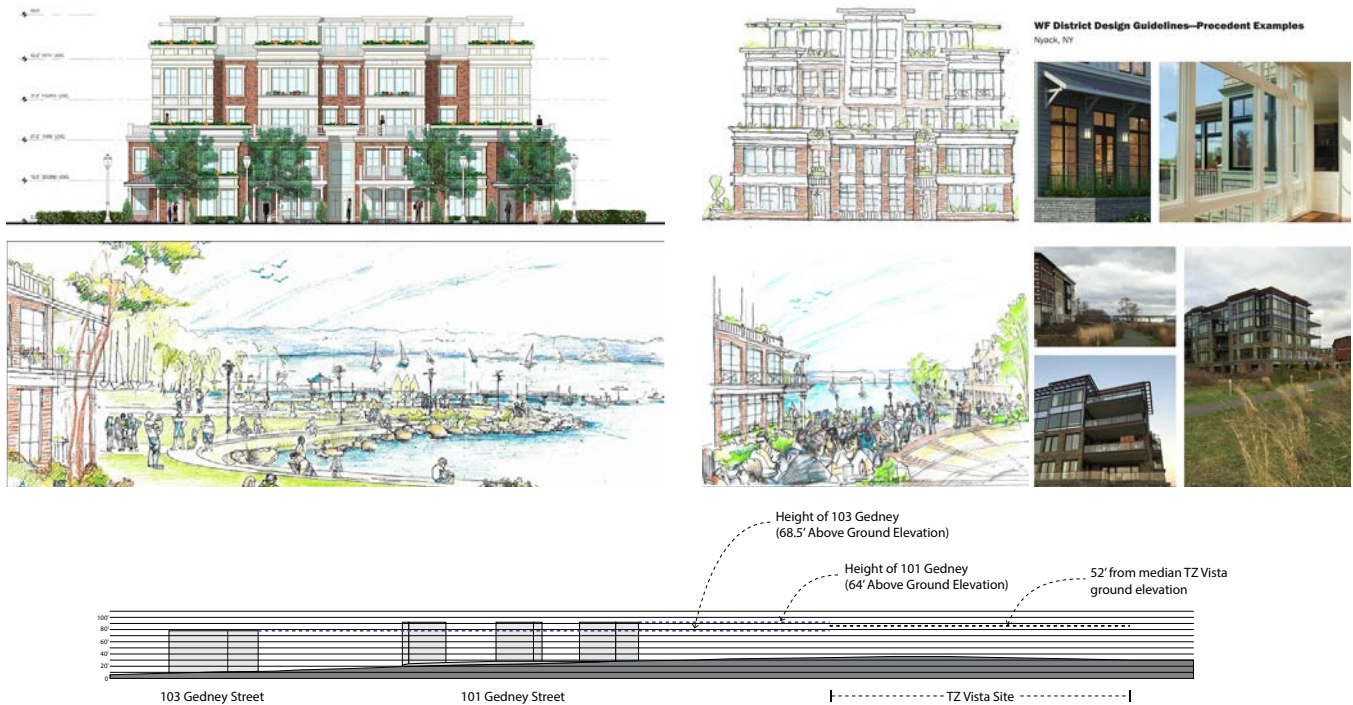
N/A

SERVICES

Planning, Zoning

BFJ Planning in conjunction with Perkins Eastman Architects updated the existing waterfront zone in the Village of Nyack to provide for adequate zoning controls for development. Part of their work included a set of design guidelines for development and special permit incentives to control viewsheds of the Hudson River and provide waterfront open space. This zoning text provided the overall development envelope for a proposed development known as “TZ Vista”.

Renderings courtesy of DCAK-MSA Architecture



MAMARONECK TRANSIT-ORIENTED DEVELOPMENT ZONING STUDY

Mamaroneck, NY

SIZE

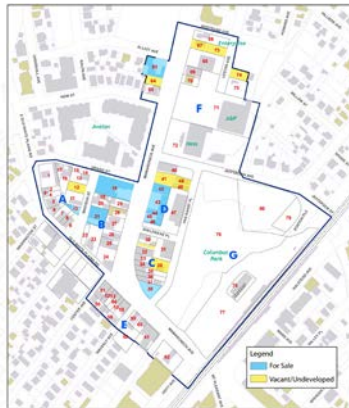
N/A

SERVICES

Planning, Zoning

BFJ Planning was retained by the Village of Mamaroneck to undertake a transit-oriented development (TOD) zoning study for the Washingtonville neighborhood, which is within a half-mile of the village's train station and adjacent to the central business district and the key commercial corridor of Mamaroneck Avenue. The study area – which contains a significant Hispanic population and is designated as a Community Development Block Grant Census Tract – is an older mixed-use neighborhood including a range of housing densities, retail, offices, auto-related uses, schools, churches and a large Village park. The area has several vacant and underutilized properties with redevelopment potential. Despite several recent successful large developments, the study area suffers from outmoded zoning which does not promote mixed-use development, and which also contains parking and setback requirements that substantially constrain development in general. In addition, the study area experiences significant periodic flooding due to its low-lying location adjacent to the confluence of the Mamaroneck and Sheldrake Rivers.

A TOD strategy as envisioned in Mamaroneck's Comprehensive Plan (which BFJ also prepared) would incentivize badly needed new affordable residential units as well as provide new market-rate housing, encourage sustainable development, increase transit ridership, add to shopping opportunities, provide quality public space and link the neighborhood's existing retail district to the adjacent Village central business district. BFJ, in partnership with the Washingtonville Housing Alliance – a longstanding community-based organization – reviewed implications of existing conditions and zoning and floodplain regulations for potential TOD development in the study area, to inform revisions required to make true TOD projects feasible. The TOD zoning study included conceptual site planning and design for several key properties, including three-dimensional graphic renderings of these scenarios for review at public charrettes. The TOD zoning ordinance implementing the study was adopted by the Village Board of Trustees.



5.0 References

City of Beacon

Anthony Ruggiero, City Administrator

(P) 845-838-5009

(E) aruggiero@cityofbeacon.org

City of Peekskill

Jim Pinto, Economic Development Specialist

(P) 914-734-4215

(E) jpinto@cityofpeekskill.com

Village of Mount Kisco

Ed Brancati, Village Manager

(P) 914 864 0001

(E) ebrancati@mountkisco.ny.gov