

MOUNT VERNON, CITY

New York

FLEETWOOD CITIZENS SOCIETY INC., CD FLEETWOOD ASSOCIATES LLC VS. THE CITY OF MOUNT VERNON

F&A served as expert witness on the City's behalf in defense of the lawsuit, which was dismissed by the Court. The project was approved by the City Council via a Negative Declaration and was subsequently challenged in court by a community group, via an Article 78 proceeding (*Fleetwood Citizens Society Inc., CD Fleetwood Associates LLC vs. the City of Mount Vernon*).



Conceptual rendering of proposed 42 West Broad development

F&A served as SEQR review consultant to the Mount Vernon City Council on the controversial *42 West Broad* mixed use project in the Fleetwood business district, just south of Bronxville. The project consists of a 16-story, 256,000 square foot mixed-use market-rate residential (249 units) and retail (7,237 square feet) building and the renovation and reconfiguration of an existing 4-story on-site parking garage to include ground floor retail (4,720 square feet) and attendant parking to accommodate up to 580 spaces. Building amenities include a pool, a roof deck and community space. The project was approved in 2015 and is awaiting start of construction.

VILLAGE OF PELHAM VS. CITY OF MOUNT VERNON INDUSTRIAL DEVELOPMENT AGENCY

F&A served as environmental consultant and expert witness to the Mount Vernon Industrial Development Agency for a proposed 400,000 sq. ft. shopping center on Sanford Boulevard. Impacts analyzed included parking, traffic, visual and fiscal socio-economic for these two projects being financed with industrial development revenue bonds. The project withstood several court challenges from the nearby Village of Pelham over a three year period and has been built and is in occupancy.