

# FERRANDINO & ASSOCIATES INC.

*VISIONARY PLANNING · MOVING FORWARD*

## WESTCHESTER COUNTY RETAINS F&A TO ADVISE ON MAJOR HOUSING AND ECONOMIC DEVELOPMENT PROJECTS CURRENTLY UNDERWAY

Newly elected Westchester County Executive George Latimer has announced the retention of **Ferrandino & Associates Inc.** to advise on major projects before the County, including the preparation of a County-wide Affordable Housing Needs Assessment report, as well as land use, traffic, environmental and economic development issues pertaining to the so-called “North 60” bio-science and tech project on County-owned Grasslands Reservation adjacent to the Westchester Medical Center in the Town of Mount Pleasant. F&A will advise and supplement the staff of the County Planning Department in reviewing these major initiatives.

The “**North 60**” project, located on 40 acres of County owned land and 20 adjacent private acres, is being developed by Fareri Associates LP of Greenwich, Connecticut, following their response to an RFP issued by the County in 2012 to create the Westchester Bio Science and Technology Center. When completed, this multi-faceted mixed use project will contain medical offices, bio-tech and research facilities, a Children’s Science and Education Center, neighborhood shopping, a hotel, open space and recreation, assisted living and low impact residential uses to serve employees and others. Several hundred thousand square feet of development is in the planning stages that will bring thousands of quality jobs, job training opportunities and tax revenues to the Town and County.



Top: “North 60” Site Plan.

Bottom: Affordable Housing, Yonkers.

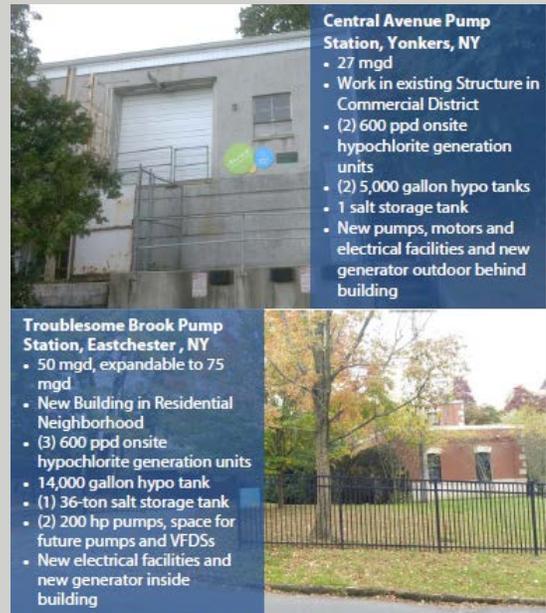


The **Affordable Housing Needs Assessment** is an initiative of the new administration, following many years of litigation, resulting in a housing settlement with HUD which is in its final stages. The assessment will quantify the housing needs for a variety of incomes, determine where the housing needs in the County are, and make recommendations to bridge the housing gap between supply and demand. F&A will assist the County Planning Department in overseeing a third party study by a national firm to undertake the assessment, and then help to craft a housing plan to address the identified needs. F&A has done this for dozens of clients in the tri-state area, including preparation of Consolidated Plans for Community Development and Assessments of Fair Housing, as well as proprietary market studies for private and not for profit developers seeking to build affordable and work force housing.

F&A principal Vince Ferrandino, AICP said he is looking forward to working with County Executive Latimer and his staff on these two signature projects.

# SUEZ PROCEEDING WITH TWO MAJOR INFRASTRUCTURE INITIATIVES IN YONKERS AND EASTCHESTER

As part of a major upgrade to two of this public utility's pump stations in Yonkers and Eastchester, NY, F&A, with Jacobs Engineering, is preparing documentation for necessary approvals including Environmental Assessment Reports for the two sites on Central Park Avenue and Leewood Drive respectively. The reports will include visual and traffic addenda and coordinated meetings with municipal staff. Project approvals will include site plan approvals, variances, special permits and easements before the Yonkers and Eastchester Planning Boards. The project is slated to begin this fall and proceed through 2019.



# COMBINED INNOVATIVE ASSISTED AND INDEPENDENT LIVING PROJECT PROPOSED IN MOUNT VERNON



Rendering of proposed Sentinel of Mount Vernon.

F&A was retained by Casper Development LLC of Bardonia, NY to provide planning and environmental consulting services for the redevelopment of a 1.46 acre vacant lot adjacent to the Mount Vernon East Train Station into a \$25 million assisted living/independent living facility to be known as The Sentinel of Mount Vernon. F&A prepared a Long Form EAF and Addenda under SEQR including: zoning/land use analysis, a visual impact/community character assessment, a parking & traffic study, and an economic impact analysis. The eight (8) story, plus basement building will feature 200 beds (180 units) of assisted living, and 40 independent living units in one structure, 70 onsite parking spaces and 80 permanent jobs. The Applicant is seeking placement of the City's RMF-SC Senior Floating Overlay Zone on the property and site plan approvals. In 2013, F&A prepared a new floating zone which permits this use on the site.

Processing is expected to proceed through the fall into 2019, with re-zoning first adopted by the City Council followed by site plan approval by the Planning Board in the Spring.

# F&A CONTINUES ITS ADVOCACY WORK

## RLUIPA TESTED IN BEDFORD

On behalf of the Client, a private property owner, F&A reviewed the proposed Chabad of Bedford in the hamlet of Bedford Corners, NY, adjacent to the Client's property, as well as the accompanying environmental documentation, and prepared a report for the record outlining concerns with the proposed project and deficiencies in the applicant's environmental documentation. This included impacts to steep slopes, groundwater/wetlands, septic, tree removal/visual and traffic/parking, with the goal of the Lead Agency issuing a Positive Declaration under SEQR. The project is subject to the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), which prohibits the imposition of land use regulations which creates a substantial burden on religious exercise.

The application is currently before the Town of Bedford Planning Board for site plan approval and Zoning Board of Appeals for variances.



View from Client's property to Bedford Chabad Site.

## RESIDENTS PROTEST MULTI-FAMILY HOUSING IN WHITE PLAINS

On behalf of a condominium association (10 Stewart Place) representing the abutting 182 owners, F&A reviewed the proposed 52 North Broadway mixed use development on the former Good Counsel College campus in the City of White Plains, NY, as well as the accompanying environmental documentation.

The project is proposing 370 units of rental housing, an assisted living facility and a dormitory building to service nearby Pace law school on the 16 acre campus. F&A prepared an expert report outlining concerns with the proposed project and deficiencies in the applicant's environmental impact statement including: lack of conformity with the White Plains Comprehensive Plan, insufficient analysis of alternative plans, concerns with the proposed building height, mass and density, impacts of the project on neighborhood character, need for increased preservation of historic buildings on the property and traffic, access, parking, loading and circulation issues on abutting Ross Street. F&A also testified at the SEQR hearing on the project. The rezoning petition is pending before the White Plains Common Council.



East view to Tilford House's primary facade.

# AMAGANSETT AFFORDABLE HOUSING APPLICATION APPROVED BY NYS, WITH GROUND BREAKING SCHEDULED FOR 2019

F&A prepared a market study and traffic study for 531, a new mixed use, mixed-income affordable housing development with 37 affordable studio, one, two and three bedroom apartments for very low to moderate income families. The project is located at 531 Montauk Highway in the Amagansett hamlet in the Town of East Hampton, New York in Suffolk County. The East Hampton Housing Authority was notified by NYS in June that the project had been approved for funding.



Project Site, East Hampton, NY

**F&A has been included in the NYS Empire State Development's (ESD) list of Pre-Qualified Real Estate Development & Planning Consultants for:**

- Real Estate and Planning Advisory Services
- Financial and Economic Analysis
- Environmental Review
- Transportation Planning