

CAMERON ENGINEERING

an  IMEG company

April 21, 2023

Ronnie Shatzkamer
Village Administrator
Village of Flower Hill
1 Bonnie Heights Road
Manhasset, NY 11030

Re: Request for Proposals for Planning Land Use Study
(RFP dated March 22, 2023)

Dear Ms. Shatzkamer:

Cameron Engineering, an IMEG company (Cameron Engineering) is pleased to submit this Proposal for professional planning services to support the Village of Flower Hill in reexamining its existing zoning and land use regulations.


Cameron Engineering has assembled a core team of planning practitioners whose expertise align with the goals and objectives of this RFP. Our team is qualified for this opportunity, having provided planning expertise and consulting services for a broad spectrum of comprehensive and downtown plans; zoning code updates; community visioning reports; and urban design and transportation studies for municipalities throughout the New York Metropolitan area and Upstate New York.

As Principal-in-Charge, I will be primarily responsible for administering the overall project—participating from project kick-off to completion. Having been appointed as a former Commission of Planning and Development in a Town in Suffolk County, I have extensive familiarity with overseeing the development and revisions to the comprehensive plans and zoning provisions. David Tepper, AICP, will serve as Project Manager. David has the requisite expertise including key roles in the preparation of comprehensive plans, zoning code updates and associated environmental review procedures for a diverse range of communities.

I. PROJECT DESCRIPTION AND BACKGROUND

The Village of Flower Hill is a relatively small, built-out residential Village located on the Port Washington Peninsula (also known as Manhasset Neck). The Village has identified areas of concern within its boundaries, principally related to potential redevelopment or expansion of uses. The Village has several significant infrastructure- and environmentally-related concerns, including stormwater management issues, groundwater intrusion concerns, contamination from septic systems and land stability issues due to steep slopes within the Village. A small portion of the Village, including the land occupied by the North Hempstead Country Club, is currently served by the Port Washington Water Pollution Control, with most of the Village utilizing on-site septic systems.

Active Member of

 **ACEC New York**
American Council of Engineering Companies of New York

 **NY**
STATE

177 Crossways Park Drive, Woodbury, NY 11797 / (516) 827-4900

1411 Broadway, Suite 610, New York, NY 10018 / (212) 324-4000

303 Old Tarrytown Road, 1st Floor, White Plains, NY 10603 / (914) 721-8300

To undertake this study, Cameron Engineering will use the identified areas of concern as a starting point in examining the Village's existing conditions and regulations. However, as the Village is requesting a planning study that could inform future rezoning within the Village, the planning study should be framed to look at districts and district-wide amendments (rather than parcels or properties). In addition, given the existing uses and regulations affecting the areas identified, it is recommended to perform a full analysis of existing subdivision regulations and procedures.

II. SCOPE OF SERVICES AND PRELIMINARY SCHEDULE

With a team of planners well-versed in zoning amendments, subdivision planning and environmental review, Cameron Engineering is mobilized and fully prepared to execute the scope of work in connection with an analysis of the Village's residential zoning districts and land use review procedures (including subdivision review). In total, it is anticipated that this land use study will require a duration of approximately four to five months, subject to availability of staff and stakeholders for requisite meeting. Pursuant to the RFP, Cameron Engineering will perform the following tasks:

Task 1: Attendance at an initial meeting with the Village Mayor and Board of Trustees, and schedule subsequent meetings with key staff to aid the analysis. In addition to input and coordination with the Board of Trustees, Cameron Engineering anticipates two additional working meetings with key staff, potentially including the Village Administrator, Building Superintendent, Public Works Superintendent and the Village Engineer. The meeting will occur within two weeks of project kick-off, with the timing of subsequent staff meetings to be determined (ideally within the first six weeks of the project timeline). As discussed above, an understanding of the Village's short-term and long-term infrastructure issues and capital planning is essential to provide effective regulations. Similarly, an understanding of longer-term environmental impacts and ongoing efforts by the Village (such as its support for recent USGS work), will further refine future regulations.

Task 2: Evaluate existing conditions, regulations and procedures. Based on the meetings and supplemental research identified above, Cameron Engineering will synthesize its analysis of existing zoning and subdivision regulations with the Village's infrastructure and environmental concerns. A presentation to the Board of preliminary findings, issues and potential solutions would be provided near the project mid-point (approximately 8-10 weeks from project kick-off).

Task 3: Prepare a Draft Report of findings, recommendations and next steps. It is anticipated that this deliverable would be available for review approximately 15 weeks from project kick-off.

Task 4: Public Presentation. Schedule a public presentation at a Village Board of Trustees Meeting. If desired by the Village, Cameron Engineering has the ability to host documents, project notices and a feedback portal through an established online engagement platform, Public Input. It is anticipated that this meeting would occur approximately 16 weeks from project kick-off.

Task 5: Final Report. It is anticipated that this report will be completed and delivered to the Village approximately 20-22 weeks following project kick-off.


Task No.	Task Name	Schedule
1	Kick-off Meeting and Key Stakeholder Meetings	Weeks 1-6
2	Existing Conditions and Issuance of Findings to Board	Weeks 8-10
3	Prepare Draft Report	Week 15
4	Public Presentation and Online Materials	Week 16
5	Prepare Final Report	Weeks 20-22
Total Project Duration		5 Months (22 weeks)

III. PROPOSED FEES

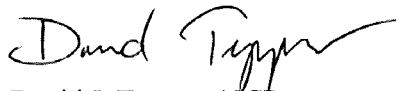
- A. For the Scope of Services set forth herein, the Fee would be performed on a lump sum basis for the amount of \$32,500. Should the Village request preparation of additional analyses or presentations, a separate proposal amendment will be provided.

We are excited about the opportunity to support the Village of Flower Hill with this important initiative. Should you have any questions or require additional information, please feel free to contact me via email at Richard.j.Zapolski@imegcorp.com, or phone at 516-224-5290 (office) or 516-250-3535 (cell).

Very truly yours,



Richard J. Zapolski, Jr., P.E.
Principal



David J. Tepper, AICP
Associate/Senior Planner

RZ/DT/lm

Enclosures:

- Staff Resumes
- Project Examples



Mr. Zapolski is a professional Civil/Site Engineer with over 30 years of experience in Urban Planning and Land Development Projects. He has planning and civil engineering design experience in several sectors including municipal roadway and capital improvement projects, institutional and educational facilities, transportation infrastructure, residential roadway and drainage design, commercial, residential, and industrial land development projects throughout the northeast, primarily in Suffolk and Nassau Counties, Long Island, NY as well as training in International Building Codes, State Building Codes, FEMA, and Town and County Emergency Operations.

Prior to joining Cameron Engineering, Mr. Zapolski served as Islip Town Commissioner with the Department of Planning and Development. He was responsible for five divisions of the Department, including Building, Engineering, Planning, Economic Development and Zoning Board of Appeals. He managed 70 personnel, 7,000 applications, \$5.5 million in fees. He assisted Commissioner of DPW with Town-wide Road Improvement Projects and oversaw Capital Improvement Projects within Planning and Engineering Divisions. In this role, he also served as Floodplain Administrator.

Mr. Zapolski's recent experience includes:

- **Midway Crossing, Ronkonkoma, NY** – Mr. Zapolski is spearheading this project for Cameron Engineering involved in the engineering services for the \$2B private public development project, developed in partnership with Suffolk County and the Town of Islip, capitalizes on unique Long Island assets including access to world-class science research and academic centers, excellent transportation nodes including the busiest LIRR train station in Suffolk County (less than one hour train travel to the east and west sides of Manhattan in 2022.), located at Long Island Mac Arthur Airport and only five minutes away from three exits on the Long Island Expressway.
- **Gyrodyne Medical Oriented District, Town of Cortlandt, New York** – Engineering and Planning services to support the development of an innovative plan which meets the goals of the Town by incorporating green infrastructure into a vibrant mixed-use development that includes medical office space, complementary retail and residential apartments. Cameron Engineering is preparing the DEIS to analyze the proposed development approach for the 13.79-acre property.
- **Village of Amityville Transit Oriented Development (TOD)/SEQRA/Site Plan:** Preparing new building zone ordinance for a new Transit Oriented (TO) District, SEQRA, and preparation of site plan approvals.
- **Gyrodyne Traffic Study, DEIS, FEIS, Engineering Plans, Permitting, St. James, NY** – This is a ±75-acre, 8-lot subdivision application that could yield a new hotel, medical/technical/R&D office space, assisted living, and a new sewage treatment plant (STP) that will serve new and existing buildings. Mr. Zapolski assisted on the DEIS and FEIS, and is leading the Subdivision plan, STP application, and applications to NYSDOT for on-site and off-site traffic and drainage improvements.
- **Beech Street/Park Street Complete Streets and Drainage Improvements (GOSR), Nassau County, NY** - The County proposes to improve Park Street, in the Village of Atlantic Beach, and Beech Street, from Yates Avenue to Nevada Street, in the hamlet of East Atlantic Beach by the installation of drainage, curb, sidewalk, pavement, traffic signals, lane markings, traffic calming measures, streetscape features and incidental work. The intent is to improve safety for motorists and pedestrians and to improve drainage and flood resiliency.

Education:

Master of Science
Civil Engineering
Manhattan College

Bachelor of Science
Civil Engineering
University of Massachusetts

Licenses/Registrations:

Professional Engineer: New York

NYS Code Enforcement Official

Affiliations

- Member of ASCE
- Member ACEC
- Former committee member of
- ACEC Land Development Coalition
- Member of ICSC
- Member of DPCLI
- Member of SMPS
- Former committee member of ICSC's "Next Gen"
- Member of APA
- Guest speaker at SMPS
- Contacts with over 1000 owners, owner's reps., developers, attorneys, architects, consultants, and municipal contacts

Years with this Firm: 6

Years with other Firms: 27



As Partner of Planning and Environmental Analysis, Ms. Jijina maintains close contact with municipal and regulatory agencies and is responsible for the Firm's planning, environmental assessment and environmental permitting projects. Her responsibilities include preparation of planning studies such as master plans and land development feasibility studies, preparation and review of environmental assessments and environmental impact statements, and coordination of the State Environmental Quality Review (SEQR) process. Ms. Jijina also manages projects relating to environmental engineering, regulatory agency permitting and compliance. Her managerial experience spans all areas of engineering as she routinely oversees the Firm's largest planning, design and construction contracts. Ms. Jijina provides oversight of the Firm's staff in all disciplines and of all subconsultants on the project. She develops the project schedule and is responsible for delivering complex, multidiscipline projects on time and on budget.

In the Firm's capacity as a consultant to municipalities, Ms. Jijina has supervised the review of industrial, commercial, and residential development projects. Services have included review of site plan applications, subdivision applications, special permit applications, and change of zone applications, including oversight of the SEQR process and document review. Ms. Jijina is responsible for securing regulatory permits from Federal, State and local government agencies. She has overseen the permit application process for numerous solid waste management facilities including transfer stations, recyclables handling facilities, composting facilities, and construction and demolition debris processing facilities. She has also supervised the permit application process for projects that required tidal wetlands, freshwater wetlands and wild, scenic and recreational rivers act permits.

- **Village of Amityville Transit Oriented Development (TOD)/SEQRA:** Participation in the Amityville Downtown Revitalization Committee, preparing new building zone ordinance for a new Transit Oriented (TO) District, and preparing the Full EAF and Draft GEIS associated with the new TO District.
- **New York Rising Community Reconstruction Plans at Four Suffolk County Communities and Three Upstate Counties** - As part of a pre-selected team of engineers, planners, and community advocates, Cameron Engineering supported initial community planning efforts (assembling committees, maintaining contact databases, handling outreach efforts) and all critical studies to determine the key vulnerabilities and community needs, resulting in the development of Community Reconstruction Plans.
- **City of Long Beach Comprehensive Plan and Local Waterfront Revitalization Program** - Detailed land use and economic development recommendations considering downtown revitalization, multi-modal traffic enhancements, Complete Streets initiatives, parking management strategies, stormwater management improvements, and various coastal resiliency measures tailored to Long Beach.
- **City of Cortland – Downtown Revitalization Initiative – Round 2:** Cameron Engineering lead the Planning Consultant team for Downtown Cortland's DRI Plan as part of a pre-selected team of engineers and planners. Our role was to work with the Local Planning Committee (LPC) co-chairs and State planners to guide and support Downtown Cortland through each step of the DRI process. Work included maintaining databases and reviewing past planning documents, public engagement meeting and providing a plan and to prioritize certain projects for funding requests.
- **Core Task Leader for Nassau County/Federal Transit Agency Alternatives Analysis/EIS** for transit improvements to serve the Nassau Hub
- **Long Island Climate Smart Communities Coordinator (NYSERDA).**

Education:

Master of Science
Biological Oceanography
University of Washington

Bachelor of Arts (Magna Cum Laude)
Geography
State University of New York at Buffalo

Licenses/Registrations:

Professional Engineer: New York

Certifications:

Member
American Institute of Certified Planners
AICP Certified Environmental Planner

Certified Environmental Inspector
Environmental Assessment Association

LEED Accredited Professional - U.S. Green
Building Council Certification

Affiliations:

American Planning Association
NY Metro Chapter President: 2000-2002
Long Island Section Director: 1996-2000

NY Water Environment Association
NYS Delegate to WEF: 2008-2010
Past President: 2007-2008
President: 2006-2007
President-Elect: 2005-2006
Vice President: 2004-2005
Chair, Program Committee: 2002-2003
Chair, Long Island Chapter: 2000
Chair, Environmental Science Committee:
1987-1992

Long Island Trustee, Energela Partnership

Sigma Xi Scientific Research Society

Phi Beta Kappa

Awards:

LIBN Top 50 Women in Business Hall of Fame
LIBN Long Island's Top 50 Women in Business
(2010, 2012)
NYWEA Hall of Fame (2010)
NYWEA Environmental Science Award (2000)
NYWEA John Chester Brigham Award (1992)
NYWEA Chapter Achievement Awards (1987,
1989)

Years with this Firm: 35

Years with other Firms: 8



Mr. Teppner has extensive experience as an Urban and Environmental Planner and serves as the technical lead on SEQRA projects for the firm. Mr. Teppner's SEQRA experience includes preparation of SEQRA documents, environmental analyses and environmental impact statements for a variety of projects, including planning initiatives, development applications and public infrastructure projects. He also serves as lead on the firm's Geographic Information Systems (GIS) projects - providing oversight for the integration of GIS with the firm's ongoing projects. He offers valuable experience in the development of spatial databases for municipal and county governments and regional planning entities including cadastral, transportation, environmental and demographic data. He has utilized GIS extensively in numerous planning initiatives, including: comprehensive/master plan updates, growth management plans, community vision plans, alternatives analyses, buildout analyses and infrastructure needs assessment.

- **City of Long Beach Comprehensive Plan Update** – Prepared the majority of the City's Comprehensive Plan update and associated SEQRA-required environmental analyses. Work included detailed land use and economic development recommendations considering downtown revitalization (zoning changes, streetscape enhancements and market analyses), multi-modal traffic enhancements, Complete Streets initiatives, parking management strategies, stormwater management improvements, and various coastal resiliency measures tailored to Long Beach.
- **Cortland Downtown Revitalization Initiative (DRI)** – Performed project analyses, background research and conducted stakeholder interviews to guide the Cortland DRI planning process. Prepared components of the Downtown Cortland Strategic Investment Plan to describe the City's needs, history, and revitalization potential.
- **Long Beach Grants** - Cameron Engineering assisted Long Beach in the identification of grant funding opportunities and the preparation of grant applications for the purpose of revitalizing/upgrading/hardening the City's infrastructure against future storm events and tidal surges. Applications prepared included TIGER (Transportation Investment Generating Economic Recovery), CFA (Consolidated Funding Application) and HMGP (Hazard Mitigation Grant Program)
- **Village of Amityville Transit Oriented (TO) Code and DGEIS** – Helped develop the new transit-oriented zoning district for the Village of Amityville, including language for zoning amendments/ordinance. Also prepared the Draft GEIS for the TO District, including detailed analyses on land use and zoning, community character, community services, taxes and economic impacts, noise, air quality, and alternatives analyses.
- **New York Rising - Community Reconstruction (NYRCR) Plans** – Provided various GIS mapping services/analyses, drafted conceptual/final NYRCR plans, and participated in numerous committee meetings and public engagement events for all of the Suffolk County NYRCR communities affected by Superstorm Sandy.
- **Southampton Sewer Study (worked with H2M)** – Prepared a Full Environmental Assessment Form (FEAF) and Expanded Environmental Assessment, including a detailed buildout analysis to assess impacts of sewers on downtown growth and development.
- **NYSERDA Clean Energy Communities Program** – Providing outreach and technical services in New York City and Long Island regions to support the Clean Energy Communities Program.

Education:

Master of Planning
University of Southern California

Bachelor of Arts
Sociology
University of Southern California

Certifications:

AICP
American Institute of Certified Planners
American Planning Association

Awards:

2010 – Academic Capstone Award – For
Potential Impacts of Climate Change on
Vulnerable Communities

Years with this Firm: 11

Years with other Firms: 4



As a Director of the firm's Planning practice, Mr. Keane provides expertise in land use, zoning, and environmental planning. An Urban Planner with more than 17 years of private and public sector experience, Mr. Keane's areas of expertise include land use planning, zoning interpretation, site and master plan development, and environmental impact assessment (City and State Environmental Quality Review (CEQR/SEQR) and National Environmental Policy Act (NEPA)). In this capacity, he manages the federal, state, and local environmental review processes to secure land use approvals, including zoning changes, special permits, and variances, as well as discretionary funding approvals to finance affordable housing and infrastructure improvement projects.

Prior to joining Cameron, Mr. Keane was a senior project manager at another NYC engineering firm, where he managed the preparation of dozens of environmental planning projects, including area-wide and site-specific land use actions subject to NEPA, SEQR, CEQR, and the New York City Uniform Land Use Review Procedure (ULURP). Mr. Keane has managed the preparation of environmental assessment and impact statements that resulted in project approval and has advised clients on a wide range of land use, zoning, and regulatory matters to support the use and development of land in New York. His project experience includes:

- **Village of Sag Harbor Sewer Master Plan** – Cameron Engineering developed a master plan that identified the where, how and when to provide new sewer infrastructure to allow the Village to protect its coastal waters. The Village has recognized that the quality of its coastal waters is intimately tied to the Village's vibrancy, quality of life and economy.
- **Village of Ocean Beach Master Plan Study – Commercial and Bay Front Recreation District** – Cameron Engineering provided a planning and design study concurrent with the update to the Village's Local Waterfront Revitalization Program (LWRP). The overall goal of the Master Plan Study was to further advance the LWRP's policies guiding the future development (e.g. – zoning, aesthetics, circulation/parking, public open space/recreation, etc.) of the Commercial and Bay Front Public Recreation district.
- **Mercy Hospital Family Care Center – Mercy Medical Center, Rockville Centre, NY** - Cameron Engineering provided Environmental Planning services in connection with the proposed Mercy Family Care Center at Catholic Health Services – Mercy Medical Center, including preparation of a State Environmental Quality Review Environmental Assessment Form (SEQR EAF) and Supplemental Report.
- **Fordham University, Bronx, NY** – SEQR/CEQR services for New Student Center, Rose Hill Campus, Bronx, NY - Cameron Engineering provided State and City Environmental Quality Review (SEQR/CEQR) services for the proposed new Student Center at the Rose Hill Campus of Fordham University.
- **New York City Fire Department, Various Locations, NY** - **New York City Fire Department, Various Locations, NY** - Cameron Engineering was awarded a second consecutive five-year on-call term contract with the New York City Fire Department. The work includes renovation and rehabilitation projects at various FDNY Facilities throughout the five boroughs. Mr. Keane's particular project work on this contract includes:
 - EC287 Demolitions and Construction Services
 - EC287 Structural Analysis
 - Fort Toten Wind Turbine

Education:

Master of Urban Planning
Hunter College
City University of New York

Bachelor of Arts

Urban History
University of Massachusetts – Amherst

Certifications:

American Institute of Certified Planners
(AICP)

Affiliations:

Member
American Planning Association
Real Estate Board of New York
Urban Land Institute

Speaking Engagements:

New York University
Adjunct Professor of Urban Planning
2012 to Present

APA 2018 National Planning Conference,
New Orleans – "The Art of Private Practice
Planning"

Years with this Firm: 4

Years with other Firms: 14

Mr. Keane has collaborated on major planning initiatives throughout the Northeast and internationally, including municipal-wide and regional comprehensive plans, zoning code amendments, and visual impact analyses. This included the Capital City of Hanoi – 2030 Master Plan, City of Stamford Master Plan, Rockland County Master Plan, City of Mount Vernon Master Plan, Nassau County Master Plan, Village of Port Chester Master Plan, and Town of Mamaroneck Inclusionary Housing Zoning Text Amendment.

Ms. Schoenfeld's experience includes surveying, conducting field observations, and collecting data on a wide array of physical conditions and infrastructure elements and communicating this data through ArcMap and Adobe Illustrator. Her Masters studies are focused in climate resiliency and design, including GIS mapping and analysis of climate variables. Ms. Schoenfeld has also participated in large-scale research projects on community development and public health in the Bronx. Her current projects include:

- **LI Science Museum, Facilities Utilization and Improvement Plan** – Grants have been secured for the development of a cohesive master plan that allows SMLI to realize its full potential through improvements to and better utilization of its existing facilities and other assets. Cameron Engineering is providing planning, and engineering services.
- **ESD Downtown Revitalization Initiative – Round Two - City of Cortland, Round Four - City of Fulton** – Managed the DRI efforts in both communities including a robust public engagement component that included stakeholder interviews, committee meetings, public event open houses, and administering online surveys. Performed background research, site visits, and prepared components of each community's Strategic Investment Plan including the Downtown Profiles and Assessments, Public Engagement Plan, and Project Profiles. Assisted local committees with prioritizing projects for funding and maintained constant coordination with DRI staff from the State.
- **NYSERDA Clean Energy Communities, Long Island** – This project involves a team of coordinators for NYSERDA's Clean Energy Communities program, which recognizes municipalities across the state for their leadership in reducing their carbon emissions and their reliance on fossil fuels. The Team provides technical assistance to all 115 municipalities on Long Island to achieve "designated" status and grant administration once funds have been awarded. Maintains constant communication with NYSERDA program managers to ensure their needs are being met in the Long Island region. Provides feedback to NYSERDA to help make the program better aligned with its goals.
- **City Environmental Quality Review (CEQR) Services for Proposed Mixed-Use Development, 30th Street, Long Island City, NY** - The subject property is an approximately 10,628 square-foot corner lot, bounded by Old Ridge Road to the west; Lot 34 to the north; 30 Street to the east; and 38 Avenue to the south. Cameron Engineering is preparing the CEQR Environmental Assessment Statement (EAS) and Supplemental Report. A second task covers agency and team coordination efforts, including virtual and in-person meetings and conference calls with involved agencies and the project team.
- **Battery Energy Storage Systems (BESS) Facility, Staten Island** – Cameron Engineering was tasked to perform a zoning analysis which involved performing a property due diligence and preliminary site constraints assessment of the subject property. Our scope of work included identifying approvals and permits, conducting preliminary agency coordination related to permitting and approvals, and performing a civil feasibility study.
- **Staten Island University Hospital North and South (Prince's Bay) Campus – Solar PV Development Services** - Three interconnection applications of less than 5 MW will be provided to Con Edison for their interconnection review and associated CESIR studies that will be the first step in developing these transformative projects. The design team will focus on a layout of the solar canopies that maximizes the system output and reduces impact to the patient experience at the Hospital.

Education:

Master's Candidate
Master of Urban Planning
Hunter College

Bachelor of Arts

Environmental Policy, Design, and Planning
Stony Brook University

Affiliations:

- APA New York Metro Chapter

Years with this Firm: 2

Years with other Firms: 4



Ms. Goldberg over twenty years of experience in transportation design, planning, and analysis. Her expertise includes traffic studies; parking studies; parking and signal plans; signal warrant studies; traffic calming/safety studies; Complete Streets design; ADA compliance review; access management; permitting assistance; signal construction observation; pavement marking plans; intersection improvement plans; roundabout design; and engineer's cost estimates.

Ms. Goldberg has been qualified as a traffic engineering expert for multiple Village, Town, and Zoning Boards throughout Long Island. She has presented seminars for ITE, SWE, and the Hofstra University Land Use Training Program for Municipal Planning and Zoning Officials. Her project expertise includes:

- **Empire State Development, New York Rising Community Reconstruction** – Assisted the preparation of four Community Reconstruction Plans under the New York Rising program, including public outreach assistance, project scope descriptions/classifications, data collection and tabulating, and oversight for New York State Department of State (NYSDOS) standards.
- **Village of Amityville Transit Oriented (TO) Code and DGEIS** - Helped develop the parking ratios for a new overlay district ordinance, researching Long Island municipal codes, in-house count data, and ITE, APA, and ULI databases. Prepared the Transportation section (including Complete Streets and Shared Parking) and assisted the Economic Impact and Zoning sections of the Draft GEIS for the TOD.
- **2030 Comprehensive Plan, Port Jefferson** - Oversaw traffic and parking study, analyzed multiple intersections to develop improvements, designed multiple parking lot reconfigurations and garages with cost estimates to determine the most efficient garage yield, analyzed the potential yields and costs for robotic vs. self-park garages, and assisted multiple meetings with the Village Comprehensive Plan committee.
- **Comprehensive Plan/Local Waterfront Revitalization Plan Update, Long Beach** – Prepared the traffic and parking analyses for this update, including laying out potential parking garages and gauging relative parking yields for robotic structures of varying heights. Assisting the public outreach with stakeholders.
- **Cortlandt Manor Medical Oriented District** – Trip generation comparisons, site driveway design plans, and order-of-magnitude traffic mitigation projections for various iterations of a proposed Medical Oriented District (MOD) overlay zone.
- **Garvies Point/Glen Isle, Glen Cove** - Reviewed multiple versions of the DEIS and FEIS and phased site plans for a 56-acre flexible-phasing mixed-use development for the City of Glen Cove for scope and mitigation for Transportation, Air Quality, Noise, Construction, and Cumulative Impacts. Prepared the relevant sections of the Findings Statement.
- **Route 110 BRT (Bus Rapid Transit) Alternatives Analysis (AA), Amityville to Huntington** – Assisted with selection, refining, and conceptual engineering plans, station locations, alignment design, and Transit Signal Priority, with associated cost estimates and preparation of the AA task report for a 5-mile proposed BRT trunk alignment.
- **Case Study Reviewer, FHWA Congestion Mitigation and Air Quality (CMAQ) Measures Outcomes Assessment**: Reviewed twelve Traffic Engineering CMAQ projects to evaluate their effectiveness on emissions reduction and air quality improvement. Examined the methods used to identify travel impacts and emissions reductions, project costs/scopes, for new bus service, new roundabouts, and a host of engineering improvements.

Education:

Bachelor of Science
Civil Engineering
Polytechnic University of New York

Associate of Science
Engineering Science
Nassau Community College

Continuing Education Courses

ITE: Multiple Courses
University of Florida: CORSIM, HCS
Trafficware: Synchro, SimTraffic
American Public Works Association: MUTCD,
Traffic Calming
Accessibility Online, Great Lakes ADA Center:
Multiple courses on ADA and PROWAG

Licenses/Registrations:

Professional Engineer:
New York

Certifications:

LEED Accredited Professional

Affiliations:

Institute of Transportation Engineers (ITE)
Met Section

- Technical Reviewer, 4th Edition
Transportation Planning Handbook
- Technical Reviewer, ITE Trip
Generation Data Collection website
and 10th Edition Trip Generation
Manual
- Technical Reviewer, 5th Edition
Parking Generation manual and
website

Design Professionals Coalition of Long Island
(DPCLI)

- Treasurer (2017-present)

Society of Women Engineers (SWE)

Region E Members At Large

- Alternate Senator (2010-2011)
- Newsletter Editor (2010-2011)

SWE New York Section

- President (2007-2009)
- L.I. Vice President (2006-2007)
- Newsletter Editor (2004-2007)

Years with this Firm: 19

Years with other Firms: 4



Mr. Sieber leads the firm's design and landscape architectural production in site design, site layout, drawing set coordination, renderings and presentation exhibits. He has participated in numerous park facility projects and has managed several park and pool facility complexes and is often involved in obtaining the necessary regulatory approvals for his project.

Education:

Bachelor of Landscape Architecture
SUNY College of Environmental Science and
Forestry

Years with this Firm: 20

Mr. Sieber prepares high quality project renderings and can presenting theses exhibits to governmental & municipal agencies, stakeholders, community members, their representatives and project reviewers to convey the project scope clearly and concisely. As the Project Manager, Mr. Sieber remains with the project through construction providing construction administrative services when required, always maintaining constant communication with the client and contractor personnel. As part of construction administrative services, Mr. Sieber will regularly observe construction progress which in turn delivers the highest level of quality assurance. His project experience includes:

- **Town of Hempstead – Open Services Contract** - Cameron Engineering is providing comprehensive services from concept planning, budget estimating, design, coordination with various Town and Nassau County Departments, construction management and observation services for each location's unique community requirements. Each Project was designed to provide structural and aesthetic improvements, enhance pedestrian circulation and safety, and enhance each community's local business area.
- **Long Beach Superblock Development, Long Beach, NY** - Cameron assisted the applicant with preliminary civil engineering design required for the SEQRA process. During the design phase, Cameron will be responsible for the civil engineering portion of the project. Areas studied to date include water supply/peak demand and improvements to the City's water mains; sanitary/wastewater capacity and improvements to the City's sewer mains; evaluation of groundwater elevation; pre- and post-development stormwater analysis and treatment/ detention/ retention/ recharge system; gas, electric, cable and telephone availability.
- **Wyandanch Village Streetscape, Wyandanch, NY** - Cameron Engineering is the Landscape Architect & Civil Engineer for the Wyandanch Rising Development Team. Scope included color rendered concept plans, construction documentation, permitting and construction administration. Features include a dedicated site furnishing zone featuring custom designed LED street lighting, benches, bicycle racks, trash and recycling receptacles. Site furnishing zone accented using granite paving and decomposed granite at base of street trees. Provided diversified selection of street trees throughout development, pedestrian focus/complete streets design and sustainable treatments.
- **Copiague Commons Multi-Family Residential Development, Copiague, NY** - Cameron Engineering provided civil engineering and landscape architectural services for this project, a proposed 90-unit multi-family rental community in Copiague in the Town of Babylon. The 2-acre property is in the immediate vicinity of the Copiague LIRR station and incorporated streetscape and Complete Streets improvements to Railroad Avenue as part of the application. This is a Transit Oriented Development (TOD) that broke ground in 2017. The traffic and parking study incorporated TOD considerations, such as shared parking, to maximize the efficiency of the site area while leaving as much room as possible for green space and streetscaping.



Ms. Chadha is a New York State Registered Landscape Architect. She has extensive experience in landscape architecture and architecture spanning over 20 years. Her specific experience includes design development, construction drawings, project management, and construction administration. Ms. Chadha's expertise includes planting design and planning, green infrastructure, preparation and review of stormwater pollution prevention plans, and experience with local regulatory agencies. She is well versed with a variety of projects including streetscapes, courtyards, quadrangles, parks, and plazas. Ms. Chadha has worked on the following projects:

- **Wyandanch Village, Wyandanch, NY** - a major mixed-use redevelopment of an economically distressed area into a transit-oriented, pedestrian-friendly, and environmentally sustainable downtown.
- **Memory Care Community, Lake Success, NY** - The Engel Burman Group proposed to construct a new three-level Memory Care Building located on a 2.6 acre property located on the North Service Road of the LIE in the Village of Lake Success. Preparation of the Village Site Plan set included preparing a Stormwater Pollution Prevention Plan per Village and NYS DEC regulations, preparing a basemap, site plan, grading and drainage plan, erosion and sediment control plan, utility plan, lighting plan, detail plans, and attending design coordination meetings.
- **Peconic Care, Calverton, NY:** The Peconic Care, Calverton is a campus for research and inpatient rehabilitation. The site is located on an approximately 39 acre lease parcel within a portion of the Calverton Enterprise Park (EPCAL). In addition to the buildings, the site has on-site landscape amenities supporting the rehabilitation and therapeutic treatments including terrace areas, a variety of garden areas, pond/fountain areas, and walkway trails/paths. Ms. Chadha has been involved in the preparation of the Town Site Plan set included preparing a Stormwater Pollution Prevention Plan per Town and NYS DEC regulations. The project incorporates the use of both standard drywell installations as well as a series of rain garden for the sites storm water management. The series of rain gardens and drywells connect through a conveyance system to an on-site natural detention basin.
- **Bay Walk Park Phase 2, Village of Port Washington North** - The Phase 2 engineering scope includes a kayak launch and associated facilities, intersection modification plans (including grading and drainage, utilities, alignment, and removal plans), traffic signal modification plans, a new parking lot and drop-off area sized according to vehicles hauling kayak trailers, and a multi-purpose shoreline plaza with shade sails and a naturalized play area.
- **Twin Rinks at Eisenhower Park, East Meadow, NY** - Twin Rinks at Eisenhower Park consists of two indoor ice hockey rinks adjacent to the south side of the Aquatic Center. Cameron Engineering has prepared a Site Plan and a Landscape Plan as required by the Nassau County Planning Commission. A Storm Water Pollution Prevention Plan (SWPPP) is also required by Nassau County and by New York State Stormwater Regulations.
- **Foxgate, Central Islip, NY** - The project involves a 284-unit residential development plan. The development will consist of 92 townhouse units and 192 condominium/flat units, on a 25-acre parcel fronting on Belt Drive East and Lowell Avenue. Cameron Engineering's scope includes performing a site visit; attending design coordination meetings; preparing Landscape Planting Plans for overall site, preparing diagrammatic Irrigation Plan; and attending construction phase meetings and/or performing site visits during construction.

Education:

Masters in Landscape Architecture
Pennsylvania State University
University Park, PA

Bachelors in Architecture
School of Planning & Architecture
New Delhi, India

Licenses:

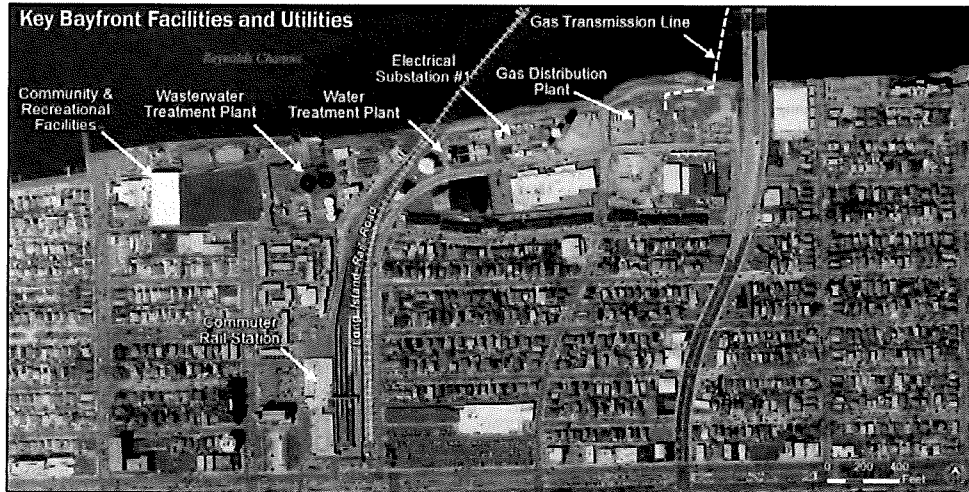
Registered Landscape Architect:
New York

Years with this Firm: 9

Years with other Firms: 15

Long Beach Comprehensive Plan & Local Waterfront Revitalization Program

Long Beach, NY



Owner:

City of Long Beach
One West Chester Street
Long Beach, NY 11561

Reference:

Patricia Bourne,
Director of Economic Development
(516) 431-1000 ext. 7284
pbourne@longbeachny.gov

Completion Date:

2018

Key Project Features:

- Comprehensive Plan
- Local Waterfront Revitalization Program
- Public Outreach
- Citywide Resiliency Improvements
- Economic and Development Potential Analysis

Cameron Engineering Services:

- Overall Management and Coordination of Project Team
- Client Liaison
- Grant Compliance
- Primary Responsibility for Comprehensive Plan Update
- Oversight of LWRP
- Public Outreach

The City of Long Beach's "Creating Resilience: A Planning Initiative" is an update of the 2007 Comprehensive Plan (CP) and the 2007 Local Waterfront Revitalization Program (LWRP) to address resiliency post-Superstorm Sandy and post-economic downturn.

The CP update includes the traditional aspects of a plan, such as background information on population, employment, demographic trends, housing, transportation, utilities, community facilities, agricultural/natural/cultural resources, land use, and implementation strategies. While these elements are common in comprehensive plans, the City of Long Beach CP has been developed with a special focus on economic development and long-term resiliency. As such, the plan also includes several non-traditional aspects (climate adaptation, sustainability and resiliency, social health and well-being; community art, heritage, and culture); and a regional strengths, weakness, opportunities and threats (SWOT) analysis.

The LWRP update includes all traditional LWRP aspects; with special focus given to the revitalization of the Long Beach Bayfront. Revitalization of the Bayfront is a top priority for both the City and local community – as outlined in the City's 2009 Brownfields Opportunity Area Pre-Nomination Study and several subsequent planning initiatives focusing on the Bayfront and North Park community. This section of the LWRP addresses housing, infrastructure, public facilities/amenities, connectivity with the larger community, and the economic opportunities presented by Bayfront revitalization. The Bayfront is home to both major industrial uses and a community impacted by significant environmental justice concerns.

A major public outreach effort helped to formulate and refine the policies and projects central to the planning initiative. A diverse Citizens Advisory Committee, 10 Public meetings, focus groups, and a project website were utilized to gather public input on concerns, general themes, and specific policies and projects.

Port Jefferson – 2030 Comprehensive Plan

Port Jefferson, NY



Client:

Incorporated Village of Port Jefferson
121 West Broadway
Port Jefferson, NY 11777

Reference:

Ms. Margot J. Garant, Mayor

Key Features:

- Upper Port and Lower Port Districts
- Pedestrian Mobility & Connectivity
- Parking Management
- Zoning Recommendations

Cameron Engineering Services:

- Traffic and parking studies
- Public participation planning
- Land Use Planning
- Infrastructure Assessment
- SEQR Services

Cameron Engineering provided planning and engineering services to update the Village's decade-old Comprehensive Plan. The Comprehensive Plan included addressing key issues of open space, pedestrian focused environment, improved waterfront access, mixed-use development and traffic/parking within the distinctive "Lower Port/Downtown" District. The potential for transformative revitalization in the "Upper Port" District and the connectivity between the districts. The Plan also addresses Village-wide issues on stormwater management, infrastructure, traffic and parking, and zoning.

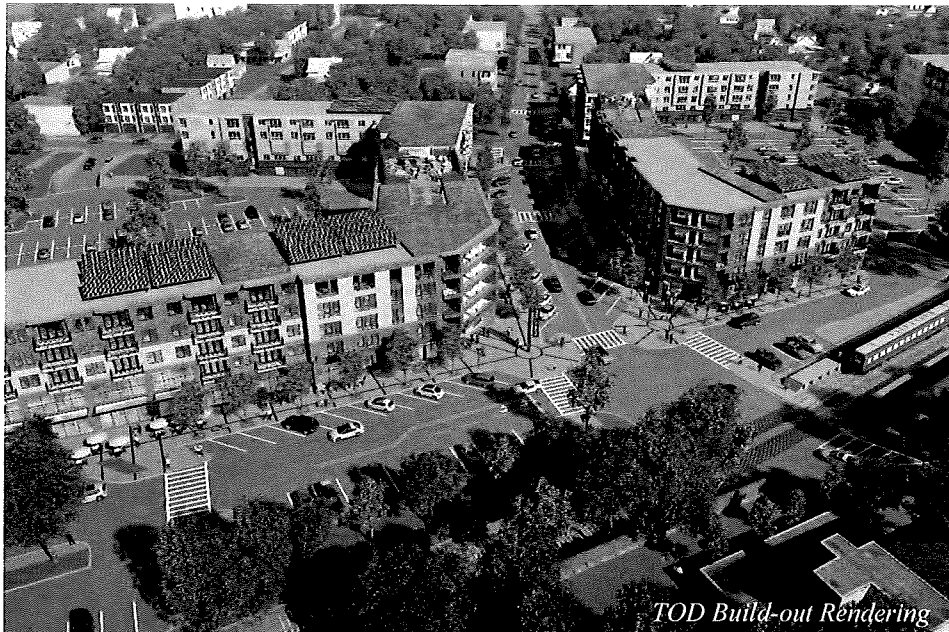
The Comprehensive Plan process included a highly collaborative approach with extensive stakeholder engagement and close coordination with the Comprehensive Plan Committee. Cameron Engineering facilitated public workshops, presentations and meeting at key milestones throughout the entire process. The Comprehensive Plan provides a series of policy recommendations to guide future zoning changes and development, infrastructure and environmental recommendations for the Village.

Cameron Engineering also prepared a Generic Environmental Impact Statement to support the Comprehensive Plan update.



Town of Hempstead North Lawrence and Inwood Zoning Initiative Expanded Environmental Assessment and Zoning Code

North Lawrence and Inwood, NY



Owner:

Town of Hempstead
350 Front Street
Hempstead, NY 11550

Reference:

Bruce A. Blakeman
(as Former Town Council Member)
Nassau County Executive
516-571-3131

Project Cost:

\$100,000

Completion Date:

2019

Key Project Features:

- Incentive Zoning
- Green Infrastructure
- Infrastructure Bank
- Traffic Impact Study
- Zoning Codes
- Community Outreach
- Build-out Studies
- Economic Analysis

Cameron Engineering Services:

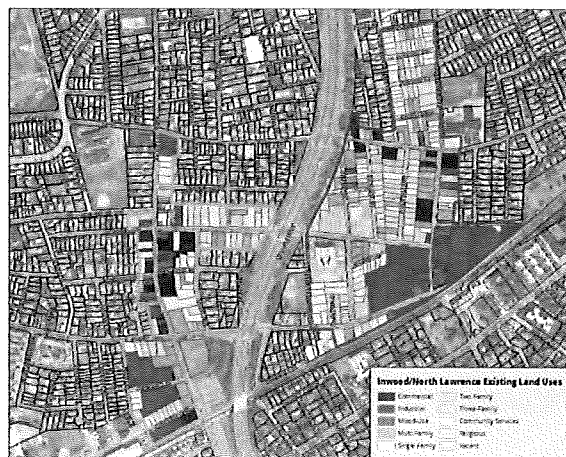
- SEQR Expanded EA
- Land Use Planning
- Zoning: combination of Euclidean and Form Based Code
- Traffic Engineering
- Community Outreach

The Town of Hempstead adopted a new Transit Oriented Development (TOD) District and two new Zoning Overlay Districts [Neighborhood Business (NB) and Residential Townhouse/Rowhouse (TR)] to be applied to the existing underlying zoning in the hamlets of North Lawrence and Inwood.

Cameron Engineering guided the Town in identifying the appropriate study area where the zoning initiative would apply; performed iterative build-out analyses of anticipated redevelopment at 3, 5, and 10 years; performed a large scale 26-intersection traffic impact study at 3 and 10 years; prepared zoning codes (Hybrid Form-Based Zoning); evaluated order-of-magnitude improvement costs to develop the Infrastructure Improvement Fund code; facilitated the public outreach aspect of the zoning initiative; and prepared the EEA (Expanded Environmental Assessment) for SEQR compliance.

The zoning initiative was formulated to replace incompatible industrial uses by creating walkable vibrant hamlet centers adjacent to the LIRR stations, improving vehicle/ pedestrian traffic conditions and create a mixed-use neighborhood with diverse housing choice.

The zoning initiative included innovative incentives to reduce car ownership, incorporate green infrastructure, mandate a significant affordable housing component with expedited approvals for compliant applications.



Existing Conditions

Empire State Development Downtown Revitalization Initiative

Cortland and Fulton, NY



The Empire State Development Downtown Revitalization Initiative (DRI) is a \$100 million effort to improve the vitality of downtown neighborhoods across New York State. Each winning community is awarded \$10 million to develop a Strategic Investment Plan to select and implement Priority Projects that will result in transformative and catalytic development, with \$9.7 million earmarked to fund those projects. The City of Cortland was the community selected from the Central New York region in 2017 (Round Two) and The City of Fulton was selected in the Central New York region in 2019 (Round Four). Cameron Engineering was the lead Planning Consultant for both DRI Plans as part of a pre-selected team of engineers and planners. Our role was to work with the Local Planning Committee (LPC) co-chairs and State planners to guide and support the communities through each step of the DRI process. Cortland had two collegiate institutions, plus considerable historical architecture ripe for reuse as part of area-wide infill and revitalization, while Fulton had a rich manufacturing history, historical architecture, and an underutilized waterfront along the Oswego River that is ripe for revitalization.

DRI Plan Initiation: During Rounds Two and Four, Cameron Engineering maintained contact databases, coordinated the LPC member list (selected by the State and vetted with local officials), reviewed extensive past planning documents, and conducted a walk-through with local officials.

LPC Meetings and Public Engagement: Cameron Engineering helped ensure that a sufficient number of events were held within the allotted timeframe, and enough public outreach was provided for reliable consensus on the DRI Plan as it evolved. Cameron staff helped the LPC develop its public engagement strategy based on years of expertise with similar outreach and included lessons learned during Round 2 of the DRI into the Round Four outreach plan.

Cameron personnel led, staffed, and prepared the informational materials, notices, agendas, and minutes for five LPC meetings and three Public Engagement Events. Staff helped to organize, schedule, and identify venues for each event. Staff prepared and reviewed LPC surveys and conducted one-on-one interviews with major stakeholders, critical for developing the list of prioritized projects. Weekly Project Manager conference calls are held with statewide DRI coordinators.

During Round Four, due to precautions related to COVID-19 and NY PAUSE, the LPC meetings and final public outreach meeting were held virtually, recorded, and posted

Owner:

Empire State Development Corporation

Reference:

Co-Managers of the DRI Process:

Julie Sweet, NYS Department of State
Office of Planning, Development and
Community Infrastructure
(607) 721-8752

Patricia O'Reilly,

NYS Housing and Community Renewal
(315) 478-7179 ext. 205

Project Cost:

Cortland: June 2018

Fulton: November 2020

Completion Date:

Cortland: June 2018

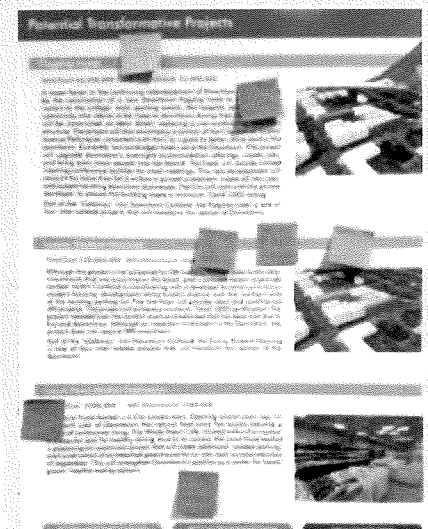
Fulton: November 2020

Key Project Features:

- New York State Downtown Revitalization Initiative (DRI)
- Community-level Planning
- Extensive Public Outreach and coordination

Cameron Engineering Services:

- Planning
- GIS
- Public Outreach
- Project Administration to NYS DRI Protocol

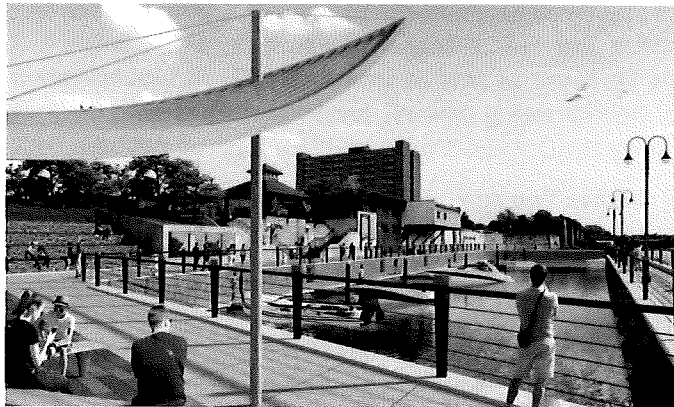
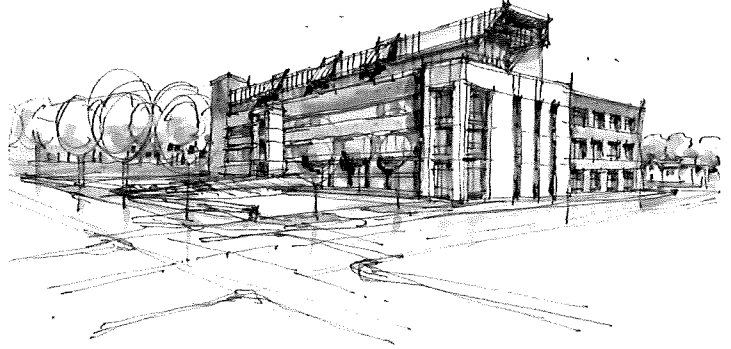


on the project website and dedicated YouTube page to ensure that those who were unable to attend live were able to glean all of the information that was presented.

DRI Project Profiles and Prioritization: For all projects considered by the LPC, Cameron Engineering obtained and compiled the necessary information to prepare “Project Profiles” that summarize the supported strategies, sponsor, funding request, scope, public support, location, partners, funding sources, feasibility, cost estimate, schedule, and supporting documentation (renderings, photos, and promise of future reporting).

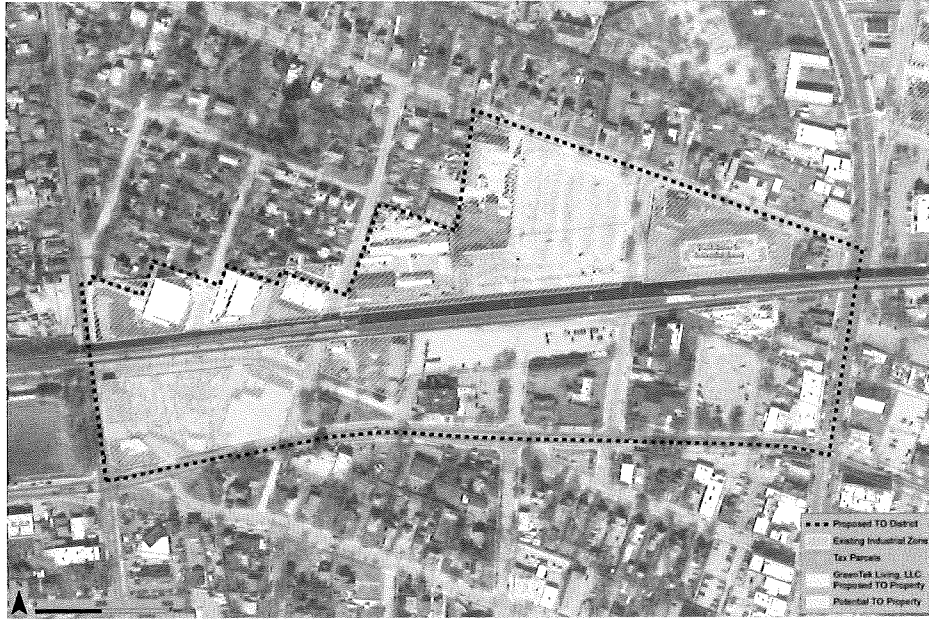
DRI Plan Preparation: Cameron Engineering worked with the LPC and State Planners to prepare the various components of the DRI Plan, including the Downtown Profile and Assessment (to describe the Downtown, its needs, its history, and its potential for revitalization within the existing regulatory framework/environmental constraints); the Downtown Vision (desired goals for the projects to be funded); Revitalization Strategies (means of achieving the vision, and logging public comments on same); Project Profiles; review of the Market Analysis; and the DRI Strategic Investment Plan.

Based on LPC, State, and public feedback on every potential project, Cameron Engineering helped the LPC to prioritize certain projects for funding requests and inclusion in the Strategic Investment Plan.



GreenTek Living: Transit Oriented District Code / FEAF, DGEIS, FGEIS

Village of Amityville, NY



Owner:

Village of Amityville
21 Ireland Place
Amityville, NY 11701-2943

Reference:

Mayor Dennis M. Siry
Bruce Kennedy, Village Attorney
631-264-6000

Completion Date:

2020

Key Project Features:

- Developed Village TOD Code
- SEQRA DGEIS
- Extensive Public Outreach and coordination
- Extensive Village Benefits:
 - Re-use of a historic building
 - Increased tax revenues
 - Improved pedestrian access
 - Improved streetscaping
 - New residents immediately adjacent to the LIRR station to enhance ridership, and increased patronage at its downtown shops and restaurants.
- **The Village of Amityville was awarded the Vision LI 2019 "Strengthening Communities" Smart Growth Award for this project.**

Cameron Engineering Services:

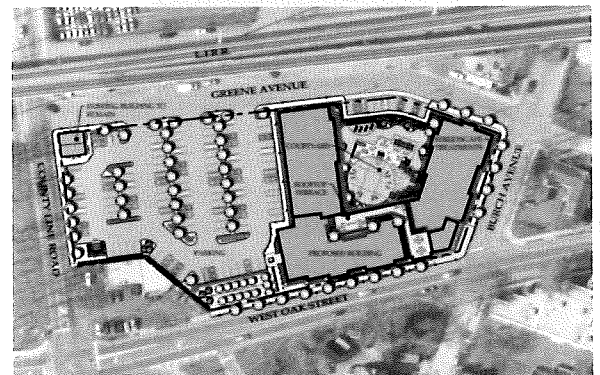
- SEQR
- Planning
- Civil / Transportation Engineering
- Landscape Architecture
- Public Outreach
- Construction Administration

To advance a key downtown revitalization initiative, Cameron Engineering collaborated with the Village Planning Consultant and Attorney to formulate and prepare a new Transit-Oriented (TO) District for the Village of Amityville. The innovative zoning district code is a "floating zone" proximate to the LIRR station and has a Development Incentive Bonus provision to increase density based on community benefits. These efforts dovetailed with MTA LIRR improvements: a new escalator, lighting, security, and communication systems as part of \$14 million LIRR station upgrades.

Cameron Engineering helped staff the Village Downtown Revitalization Committee (DRC), then prepared the new code language on minimum parcel sizes and assemblage; the associated yields and building occupancies; and high-level traffic. Code language recognized the benefits of reduced car dependency: lower parking ratios and stronger walkable connections to the downtown. Cameron Engineering prepared the Full Environmental Assessment Form (FEAF), Draft, and Final Generic Environmental Impact Statements (DGEIS and FGEIS) for SEQR for the adoption of the TO District and the zoning approval for GreenTek Living. The DGEIS-FGEIS included traffic, parking, schools, infrastructure, community services, visual resources, taxes, economic impacts, and real estate impacts. The new District was adopted in 2018.

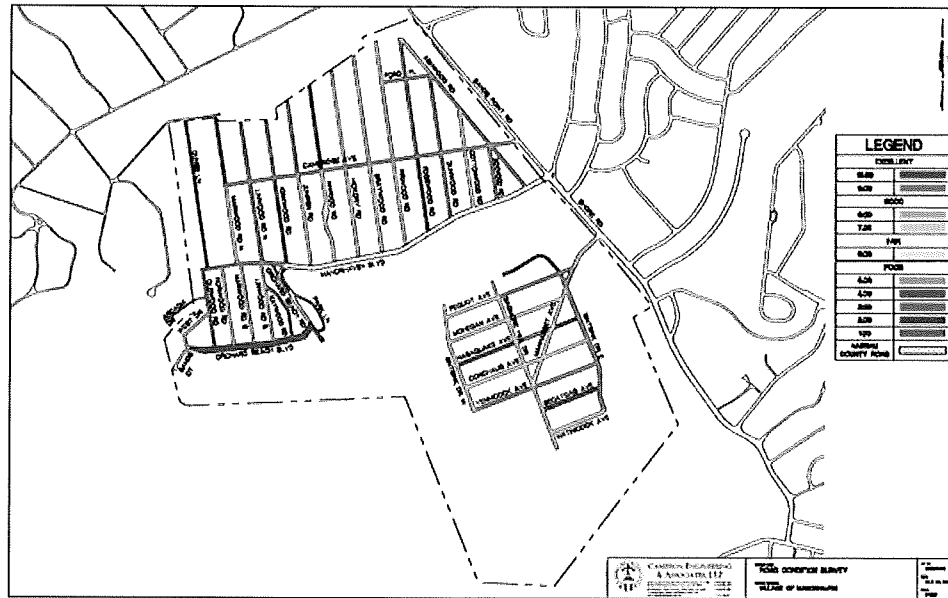
On a parallel track, Cameron Engineering prepared site engineering documents for the conversion of a 2.4-acre industrial property (GreenTek Living LLC) into a 115-unit TO rental development less than 300 feet from the west LIRR platform stair. The GreenTek project received zoning approval and a development incentive bonus in June 2018. Important components of the community benefit offer include the preservation of a historic power and electric building, and funding towards a pedestrian walkway connection between the LIRR station and Broadway (Amityville's "main street").

Cameron Engineering performed Construction Administration phase services, and construction was completed in 2020.



Village Engineer Planning, Zoning, and Engineering Services

Village of Manorhaven, NY



Client:
Village of Manorhaven
33 Manorhaven Blvd.
Port Washington, NY 11050

Reference:
Sharon Natalie Abramski, RMC, CMC
Village Clerk/Treasurer
516-883-7000 x 110
villageclerksharon@manorhaven.org

Project Cost:
Varies By Task

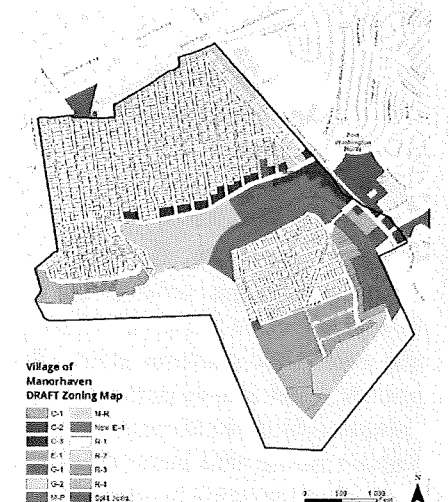
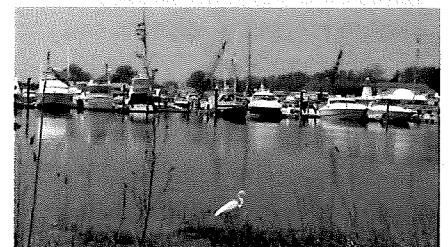
Completion Date:
Ongoing

Key Features:

- Waterfront Zoning Analysis
- Road Condition Survey
- ADA Compliance Review
- Sewer Condition Analysis
- Force Main Engineering Study

Cameron Engineering Services:

- Planning
- SEQR
- Civil/ Transportation Engineering
- Wastewater Engineering
- Public Outreach



Cameron Engineering currently serves as the Village Engineer for the Village of Manorhaven in Nassau County, New York. As part of our duties, the Firm has provided a wide range of planning and engineering services to the Village.

Waterfront Zoning Analysis: In June 2016, the Village of Manorhaven enacted a temporary building moratorium that affects properties located along its waterfront, including the following districts: C-1 Commercial, E-1 Enterprise, R-1 Residential, R-3 Residential, R-4 Residential, MP Marine Preservation and MR Marine Recreation. Cameron Engineering performed a Waterfront Zoning Analysis to help guide the Village as it transitions away from the Moratorium by providing a more sustainable concept of public access and waterfront uses within the community. Tasks included the assessment of existing conditions including proposed private developments; attendance at several Waterfront Advisory Committee meetings to understand issues, goals, needs and opportunities; recommended examples of code modifications that focus on public access/preservation of open space; and obtained additional input from a public, open-house event.

Road Condition Survey: Cameron Engineering performed a block-by-block condition survey of all 9.3 miles of roadway owned and maintained by the Village of Manorhaven. All roads were ranked on a scale of 1-10 based on the New York State Department of Transportation (NYSDOT) Network Level Pavement Condition Assessment V2.0w. Every Village road was walked by one or more Cameron Engineering representatives and photographs and detailed notes were collected. The grades assigned to each road segment were then incorporated into a Road Assessment Rating Map of the Village's road network that illustrates the various road ratings through color. The road rankings will be utilized by the Village in the future, along with available funding levels, to determine the proper phasing of road repaving and reconstruction projects.

Sewer Engineering Study: The Village of Manorhaven owns and maintains a sewage collection and pumping station that provides for the collection and transfer of the Village's wastewater to a permitted wastewater treatment plant for proper treatment and disposal. Cameron Engineering prepared a report to confirm the existing conditions of portions of its sewage collection system and to initiate preparations to remediate deficiencies identified through closed-circuit television (CCTV) investigations conducted throughout the Village.

Village of Roslyn SEQR/Planning, Engineering and Building Dept. Services

Roslyn, NY



Client:

Village of Roslyn
1200 Old Northern Boulevard
Roslyn, NY 11576

Reference:

John Gibbons, Esq.
Village Attorney
516-592-6806
jgibbons@spellmanlaw.com

Project Cost:

Varies By Task

Completion Date:

2007-Present

Cameron Engineering Services:

- Site Plan Review
- Subdivision Review
- Steep Slope Review
- Building Department Services
- Village Board Presentations
- Village Engineer

Cameron Engineering currently serves as the Village Engineer for the Village of Roslyn in Nassau County, New York. As part of our duties, the Firm has provided a wide range of services to the Village including planning, seqr, civil/ transportation engineering, and wastewater engineering.

The Firm has been providing planning, engineering and building department services to the Village of Roslyn since 2007. The scope of planning, SEQR, engineering and building department services has included the Roslyn Landing project, the most complex, impactful and meaningful development project within the historic downtown Village over the past several decades.

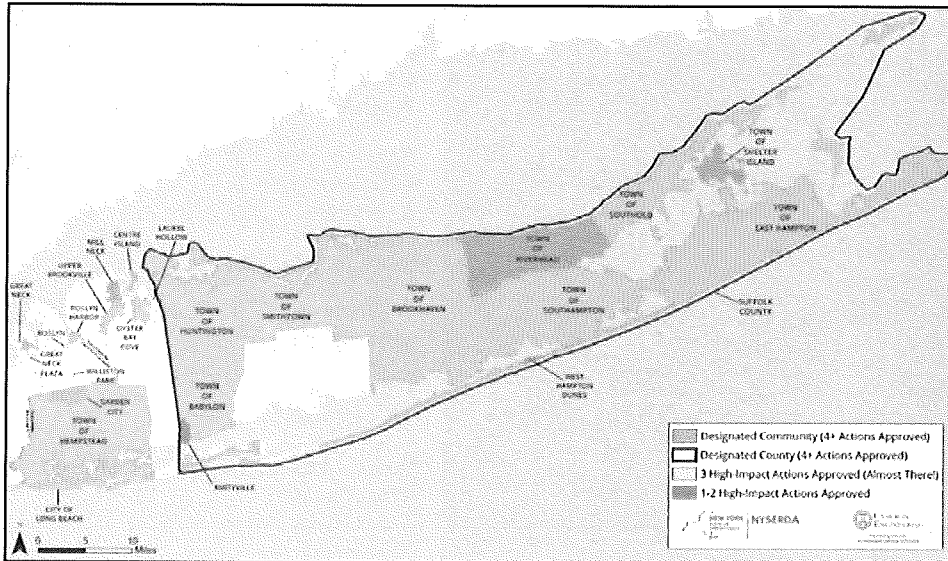
Cameron Engineering has assisted with Municipal Separate Storm Sewe System (MS4) annual reports for the Village, as well as preparing grant applications for sanitary sewer lines.

For Roslyn Landing, Cameron Engineering provided comprehensive planning, SEQR, site plan review, engineering and building department services for the 78-unit townhouse / condominium waterfront development located in the downtown Village on a 12-acre property. Services have been performed from project inception through construction which is anticipated to be completed in 2019. The project scope included significant consultations with the Village Boards, applicant and regulatory agencies. Work included sandstone subdivision, northern boulevard subdivision, steep slope study, numerous site plan applications, various road restoration, and village sewer collection system upgrades.



Clean Energy Communities – Phase 1 (NYSERDA)

Long Island, NY



Owner:
NYSERDA
17 Columbia Circle
Albany, NY 12203-6399

Reference:
Brad Tito (CEC)
212.971.5342 ext. 3545

Project Cost:
\$269,400

Completion Date:
June 2017



Key Project Features:

- Island-wide Effort
- Collaboration with Sustainability Institute and Community Development Corporation of Long Island
- Coordination with other NY State Regions
- Reducing GHG Emissions across Long Island
- Increasing Resiliency across Long Island

Cameron Engineering Services:

- GHG Inventory
- Municipal Outreach
- Training and Guidance
- Identifying Actions to Reduce GHGs
- Hosting Regional Events

Cameron Engineering is responsible for the New York State Energy Research and Development Authority (NYSERDA) Clean Energy Communities Program (CECP) for Long Island, leading a team of coordinators working directly with local governments to implement energy saving initiatives and achieve CEC designation. Coordinators educate, guide, and act as adjunct staff, allowing a community to pursue energy reductions. The firm, along with its two subconsultants, has contacted Long Island's 116 local governments to promote the benefits of analyzing energy consumption and implementing measures to mitigate energy loads of municipal and private facilities.

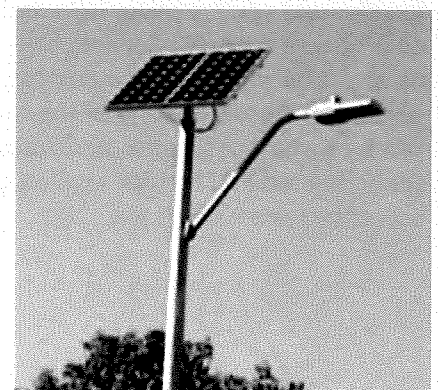
Phase 1 of the CECP was completed once eighteen communities became designated CECs. Cameron Engineering completed this phase in year one of a 3-5-year project while coming in significantly under budget.

Our team of CEC Coordinators provide personalized technical assistance to help communities across Long Island complete a series of high-impact actions including benchmarking municipal buildings, clean energy upgrades to municipal buildings, conversion of streetlights to LED fixtures, adopting the NY Unified Solar Permit, energy code enforcement training, Climate Smart Communities certification, clean fleets, and PACE financing. When communities successfully complete four of these actions, they become Designated Clean Energy Communities. The Cameron Engineering team led the State in community engagement and the number of designated CECs since the inception of the CEC program.

The team led by Cameron Engineering tailored outreach and participation efforts to recognize each community's unique challenges and opportunities and fostered participation from both early adopters and those with limited experience implementing sustainability projects.

The cost-effectiveness of the Firm's technical assistance allows municipalities to incorporate sustainability and energy-efficiency measures into their daily operations. During Phase 1 of the CECP the firm helped Long Island achieve an estimated energy reduction of 48,000 MWh electricity and 182,000 MMBtu, resulting in a greenhouse gas emissions reduction of 40,500 MT CO₂e (metric tons of carbon dioxide equivalents).

CECP grants earned during Phase 1 will be used towards effective and innovative projects including geothermal installations, carport-style solar PV installations, HVAC system upgrades, and LED lighting upgrades.



Wyandanch Village

Wyandanch, NY



Cameron Engineering was part of the master development team selected by the Town of Babylon, to implement Wyandanch Rising, a transformative mixed-use development of an economically distressed area into a progressive transit-oriented, pedestrian focused and environmentally sustainable hamlet center. Cameron Engineering provided M/E/P, Site and Civil Engineering services as well as Landscape Architecture. The project scope required comprehensive engineering and landscape architectural services for entire new infrastructure improvements including:

- Storm water drainage improvements
- Parking, roadway circulation & pedestrian streetscape improvements
- Water supply
- Sanitary sewer
- Electric, natural gas and tele-communications
- Landscape improvements/green infrastructure

Phase 1 of the Master Plan Implementation consisted of two (2) mixed-use buildings comprised of 240 residential units and 50,000 square feet of street level retail, restaurant and gallery space. The scope of streetscape improvements, pedestrian spaces, parking and vehicular circulation comprises a multiple streets and a central hamlet square (Transit Plaza). Phase 1 represented the transformative foundation to a vibrant and walkable community integrated with innovative green infrastructure and sustainable site and building design. Mechanical, Electrical, Plumbing and Fire Protection Engineering services included full engineering design which encompassed utility calculations for each Building, evaluation of site utilities and calculations for the "North Parcel" (approximately 12 buildings and numerous Town houses and single-family residences) of the project beyond Buildings A and B and the Train Station.



Owner:

Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757

Client:

Albanese Organization
1050 Franklin Ave.
Garden City, NY 11530

Reference:

Russell Albanese
516-746-6000

Project Cost:

\$60,000,000 – Phase I

Completion Date:

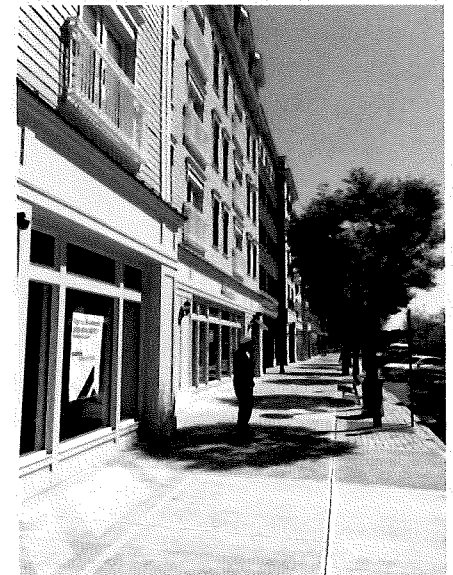
Phase I – 2015
Phase II – 2018
Phase III – Current

Key Features:

- Mixed-Use Developer
- Transit Oriented Development
- Affordable Housing
- LEED Sustainable Design
- Walkable Community
- LEED Neighborhood Design
- Low impact design approach

Cameron Engineering Services:

- Civil Engineering
- Landscape Architecture
- Mechanical, Electrical & Plumbing Engineering
- Bid Phase
- Construction Administration
- Construction Observation



Village of North Hills On-Call Planning & Engineering Consulting Services

Village of North Hills, NY



Client:

Village of North Hills
One Shelter Rock Road
North Hills, NY 11576

Reference:

Peter Cinquemani, R.A.
Superintendent of Building Department
(516) 627 - 3690

Completion Date:

2022

Key Project Features:

- Multiple reviews over past five years
- Bond Reduction and final bond reviews

Cameron Engineering Services:

- Planning / Environmental Review
- Landscape Architecture Review
- Civil Engineering Review
- Structural Engineering Review

As part of Cameron Engineering's On-Call Planning and Engineering contract with the Village of North Hills, our firm has completed multiple site assessments and site plan application reviews related to the Dealertrack property at 3400 New Hyde Park Road.

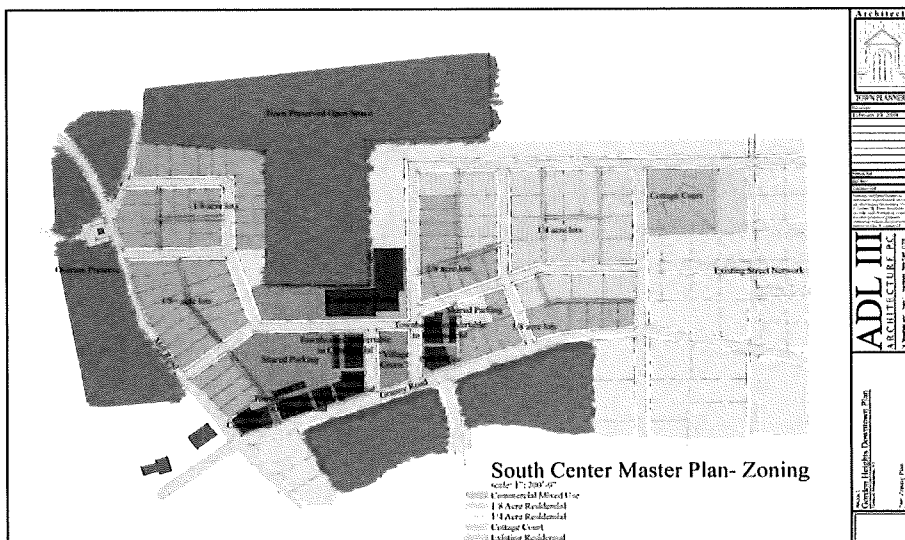
Over five years our services on behalf of the Village of North Hills have included:

- Site Plan Application review
- SEQR documentation review and technical memorandums
- Civil and Structural Engineering technical reviews
- Traffic circulation and parking assessments
- Landscape Architecture technical reviews

At the conclusion of our reviews or site observations, our office has coordinated all written responses with the Village Attorney as well as the Village Superintendent of Building Department. Services rendered have and continue to focus on the code compliance primarily of the Village and that of New York State Building Code on behalf of the Village Board of Trustees.

- Zoning and code revisions
- Land Use Plan report
- Implementation strategies
- Fire Department budgeting/tax reduction evaluation (assisted by specialized subconsultants)
- Recommendations to reduce concentration of sex offenders (assisted by Vision Long Island)

Cameron developed two mixed-use neighborhood centers to satisfy the community's vision while working within the demands of the market opportunities as defined by the economic report conducted for the project. The GHLUP made recommendations for new and modified residential and commercial land uses and included zoning and building code modifications in support of the Plan. Recommendations for infrastructure (particularly wastewater collection and treatment) and mobility improvements were included. Cameron Engineering also prepared a Draft Generic Environmental Impact Statement (EIS) to review potential adverse environmental impacts from the Plan and propose mitigation measures. A Final EIS addressed concerns raised during the public hearings and in the written comments received during the public comment period on the EIS.



Medford Visioning

Medford, NY



Owner:

Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

Reference:

Thomas Chawner
Principal Planner
631-451-1059
tchawner@brookhaven.org

Project Cost:

\$50,000

Completion Date:

2011

Key Project Features:

- Likely future land uses
- Possible zoning changes
- Build-out analyses
- Wastewater generation
- Cost estimates)

Cameron Engineering Services:

- Stakeholder meetings
- GIS field survey
- Funding options
- Feasibility study

The citizens of Medford, an unincorporated area in the Town of Brookhaven, needed a Vision Update for their community. Cameron Engineering worked closely with a Steering Committee of residents, civic and business leaders, and Town representatives to define a new vision for Medford's future. The Vision Update included 'Opportunity Areas,' the community's major commercial corridors where change was likely and the 'Focus Area,' which was the area around the train station. The project defined the Focus Area as a future Hamlet Center and outlined possible transit-oriented development that would create the kind of center favored by most community members.

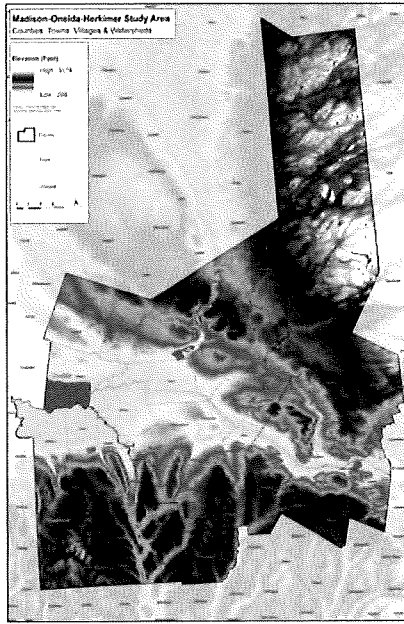
Cameron Engineering recommended zoning changes, parcel acquisitions, use of Transfer of Development credits to preserve rural and horse farm properties and concentrate new development in the Hamlet Center. Parcels recommended for acquisition included some for open and civic spaces, some for pocket-parks, and others for new parking to support a future Hamlet Center. Recommended mobility improvements included new sidewalks to support Safe Routes to School, better defined pedestrian crossings of major roadways, and widened sidewalks in the proposed hamlet Center. Cameron Engineering stressed the preservation of parcels, structures, and areas to retain the character of historic Medford. The Hamlet Center was envisioned as a place with a distinctive identity that would provide a 'sense of place' and a diversity of housing, neighborhood retail and offices, and civic uses.

Cameron Engineering identified "downtown" and façade improvement grants that community non-profits with assistance from the Town could pursue (i.e., NYS Main Street, NYS CDBG, and Suffolk County Downtown Revitalization grants). The Medford Civic Association has successfully secured grants for various park and streetscape improvements.



Planning Services to Prepare Community Reconstruction Plans

Herkimer, Oneida, and Madison Counties



Empire State Development

The Empire State Development (ESD), in cooperation with the New York State Department of State (DOS), retained Cameron Engineering to work with the State and NYRCR County Planning Committees to complete County-wide NYRCR Plans for Herkimer, Oneida and Madison Counties (includes up to 45 communities).

Each plan included a County-wide risk assessment, the development of resiliency strategies, and accompanying community-specific recovery projects and other actions for severely storm damaged communities in each County.

The team was responsible for the following tasks:

1. Developed a work plan for each NYRCR County that identified the steps needed to complete the NYRCR plan, including a budget and staffing plan.
2. Prepared a public engagement strategy that specified the level, type, format, and purpose of community engagement throughout the planning process.
3. Prepared an overall vision statement for each County that included references to communities with significant storm-damage.
4. For each County, prepared an assessment of needs and opportunities related to six core recovery functions: community planning and capacity building; economic development; health and social services; housing; infrastructure; and natural and cultural resources.
5. For each County, completed a County-wide inventory of regional and local community assets located within the 100-year flood plain, dam inundation areas, and other areas that traditionally experience flooding.
6. For each County, conducted a risk assessment of the assets identified in the Asset Inventory using a Risk Assessment Tool provided by DOS, as well as the HEC-RAS model.
7. For each County, further developed strategies to rebuild and spur economic growth. Strategies were specific to each of the storm damaged communities and describe projects, actions, and/or programs to implement those strategies.
8. In the communities hit hardest by flooding, identified and described projects and other actions for community reconstruction and revitalization.
9. Ensured that the NYRCR Plans for each County were consistent with relevant regional plans.
10. For each County, assembled a Draft NYRCR Plan for public review.
11. For each County, refined the draft plan and prepared a final NYRCR Plan for the County Planning Committee. The plan included a detailed implementation schedule and a description of how the public has been engaged in development of the NYRCR Plan.

Client:

Empire State Development/NYS Department of State

Reference:

NYS Department of State
Greg Capobianco
gregory.capobianco@dos.ny.gov

Project Cost:

\$900,000

Completion Date:

2014

Key Features:

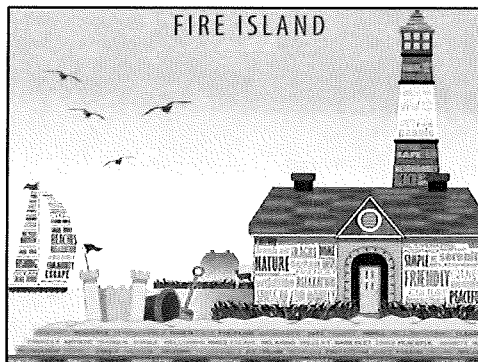
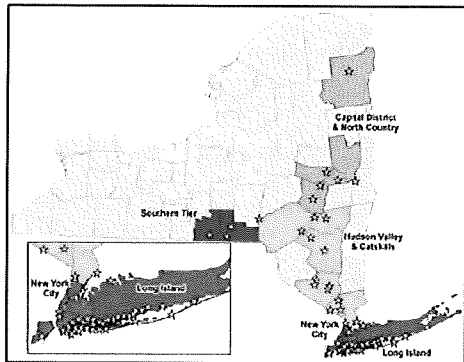
- Facilitated a bottom-up, community-driven planning process to address impacts from past storm events and prepare for future events.
- Produced comprehensive NYRCR plans for each County, which included: strategies for public engagement, identification of needs and opportunities, development of a County-wide asset inventory, completion of a risk assessment of assets and systems, strategies for investment and action, identification of recovery and resiliency projects, and the development of an implementation schedule.

Cameron Engineering Services:

- Planning
- GIS Analysis

New York Rising Community Reconstruction Plans (NYRCR)

Various Suffolk County Locations, NY



Client:

Governor's Office of Storm Recovery
New York Rising
Community Reconstruction Program
The State of New York

Reference:

Thomas Marquardt, AICP
Principal Planner, Town of Islip
(631) 224-5445

Project Cost:

\$650 M

Completion Date:

2014

Key Features:

- Prepared as first-time NYRCR program plans while State guidance was continually being upgraded
- Community-level Planning
- Extensive Public Outreach and coordination
- Cost-Benefit analyses
- GIS cataloguing
- Categorized improvements as short-term, mid-term, or long-term
- Set up local communities for over \$12 million of funding for critical storm resiliency improvements

Cameron Engineering Services:

- Planning
- Environmental Engineering
- GIS
- Civil Engineering
- Conceptual Improvement Plans and Cost estimates

The NY Rising Community Reconstruction (NYRCR) Program is a ±\$650 million planning and implementation process established to provide rebuilding and resiliency assistance to communities severely damaged by Hurricane Irene, Tropical Storm Lee, and Superstorm Sandy. Drawing on lessons learned from past recovery efforts, the NYRCR Program combines community participation with State-provided technical expertise.

As a sub to Jacobs Engineering, Cameron Engineering led and prepared four (4) Community Reconstruction Plans in Suffolk County. The intent of these Plans was to develop community-specific projects to enhance future storm resiliency:

- Babylon/West Babylon
- Fire Island
- Oakdale (winner of \$3 million of additional "Rising to the Top" funding)
- Mastic Beach and Smith Point of Shirley

Each community formed a NYRCR Planning Committee consisting of non-voting municipal representatives, members of the public including representatives of vulnerable populations, and leaders of established community organizations and businesses, all selected by the State and vetted with local officials. These Committees met regularly under our guidance to inventory Community Assets, identify storm-related issues and conduct a Risk Assessment, prioritize solutions, and develop short, medium and long-term projects with Cost-Benefit Analyses and overview timeframes.

As part of a pre-selected team of engineers, planners, and community advocates, Cameron Engineering supported initial community planning efforts (assembling committees, maintaining contact databases, handling outreach efforts) and all critical studies to determine the key vulnerabilities and community needs, resulting in the development of Community Reconstruction Plans. These plans included:

- Assessment of Risk and Needs
- Reconstruction and Resiliency Strategies
- Project Profiles for three categories of potential projects:
 - Proposed projects: applicable for funding through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program
 - Featured Projects: important resiliency recommendations, not proposed for NYRCR funding
 - Additional Resiliency Recommendations: important to the community, but not categorized as Proposed or Featured
- Additional Materials with added resiliency recommendations

As of 2015, these communities have each been awarded anywhere from \$3 million to \$25 million to advance the most critical resiliency projects.

