



Village of Flower Hill

Request for Proposal: Land Use Planning Study

April 2023



NELSON POPE VOORHIS

environmental • land use • planning

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April 24, 2023

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

Re: Request for Proposal: Village of Flower Hill Land Use Planning Study

Dear Village Administrator Shatzkamer:

Thank you for the opportunity to present this proposal to prepare a Land Use Planning Study for the Village of Flower Hill. Nelson, Pope & Voorhis, LLC ("Nelson Pope Voorhis" or NPV) understands that the Village is seeking the services of a planner to work with the Village to assist in creating new zones for existing residential zones to prevent overdevelopment of large areas. The Plan will identify the necessary actions to achieve a vision for a sustainable future and guide Village Board decision making with respect to land use, zoning amendments, other regulatory adjustments and initiatives, capital improvements, and grant application strategies. The Plan will provide guidance to the Village on how to appropriately address and guide new development and redevelopment that is appropriate in use, scale and for its location respective to surrounding uses, in a manner that protects and enhances the quality of life for the residents.

NPV began in 1997 as an environmental resource management company and has grown into an integrated environmental, land use, planning and economic service company. NPV is affiliated with Nelson + Pope, engineers (heritage since 1954) who provide wastewater and water supply management, site and stormwater engineering and transportation services and are available in an advisory capacity as needed. In 2017, NPV acquired a planning firm based in Rockland County, and between the Long Island and Rockland County offices, has prepared comprehensive plans, revitalization plans, and municipal planning and environmental review services throughout Long Island and the lower Hudson Valley, all Home Rule municipal entities in New York State. In addition to a solid management team of environmental and planning professionals, NPV staff includes specialists in economic analysis, sustainable development, green infrastructure, and coastal resiliency. When necessary, NPV can integrate environmental, engineering, planning and economic disciplines to inform, evaluate and solve complex planning challenges with innovative solutions.

NPV has significant experience in preparation of Land Use Planning Studies and special studies related to land use, environmental protection and sustainability, and has achieved a reputation for excellence in environmental planning throughout Long Island and in the Hudson Valley. Our work on previous plans for a variety of municipalities have been invaluable to understanding an

area's specific challenges. Each community is unique in its opportunities for growth, and new ideas and levels of public participation would be envisioned to create a new plan that meets the Village of Flower Hill's goals.

NPV is excited about the prospect of working with the Village of Flower Hill on this important project. Based upon our size, location, diverse staff, and the capability to provide all the services required and with the advisory capacity of our affiliated engineering, architecture and surveying firm, we believe we are uniquely qualified to fulfill the requirements for preparation of the Land Use Planning Study.

NPV has included our **Cost Proposal**. Should our budget not fall within the Village's estimate, we are available to review the scope, any assumptions, and costs with you. By doing so, it would provide us with an opportunity to see if any adjustments can be made to the scope and fees to align ourselves within the Village's budget.

Thank you for this opportunity to present our proposal for consideration. We look forward to hearing from you. If you have any questions or would like additional information, please do not hesitate to contact me at 631.427.5665 or via email at keiseman@nelsonpopevoorhis.com.

Very Truly Yours,

Nelson, Pope & Voorhis, LLC



Kathryn Eiseman, AICP
Partner

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I: Team Qualifications & Experience

Nelson, Pope & Voorhis, LLC (“Nelson Pope Voorhis” or “NPV”) is an environmental planning and economic consulting firm, founded in 1997, that brings a wealth of experience and expertise to complex planning, zoning and environmental analyses, and resource assessment and management. In January 2017, NPV merged with Turner Miller Group, a firm whose principals had more than 50 years of experience in the Hudson River Valley and were known for their strong land use planning study experience and municipal planning representation. Our offices are strategically located in Melville, Long Island, NY and Suffern, NY in the Hudson River Valley. NPV provides complete environmental planning services to public, retail, private, institutional, and governmental client markets. The primary focus of the firm is to provide quality consulting services that meet the needs and goals of our clients while respecting the environment. We pride ourselves on being extremely responsive to each client. Clients rely on NPV’s depth of experience and expertise to provide solutions to each unique project within budget and on schedule. Our clientele, some of whom we have represented for decades, recognize NPV’s capabilities and are secure in knowing that they receive quality professional services from project inception through completion. NPV’s multidisciplinary staff of 20+ includes AICP-certified planners, economists, ecologists, hydrologists, certified environmental professionals, grants specialists, and GIS specialists. NPV is split into three divisions, which were created to better serve our clients.

- **Environmental and Community Planning Division:** prepares comprehensive plans, long-term planning studies and land use plans, corridor redevelopment studies, brownfield plans and comprehensive and strategic zoning amendments. The group is effective in the use of geographic information systems (GIS) mapping to evaluate issues and present baseline data. Effective community outreach strategies are developed and tailored for each project and the community in which the project is taking place. The division represents a number of planning and zoning boards in the region and supports these municipalities with special environmental and planning research and studies.
- **Environmental Resource and Wetland Division:** conducts ecological assessment and planning, landscape and coastal restoration, wetland delineation and restoration, habitat assessment, conducts stormwater modeling and green infrastructure planning and implementation. This division assists clients through permitting and SEQRA processes.
- **Phase I/II ESA and Remediation Division:** prepares Phase I/II Environmental Site Assessments with soil and groundwater sampling services, lead based paint, asbestos, radon, and mold inspection services, and all forms of environmental sampling. The division evaluates the implications of past contamination on future land uses.

NPV has the capabilities to provide the following services:

COMMUNITY AND LAND PLANNING	PHASE I/II ESA AND REMEDIATION	ENVIRONMENTAL AND WETLAND ASSESSMENT
<p><u>PLANNING</u></p> <ul style="list-style-type: none"> Municipal Review Services Planning & Zoning Analysis Build Out Analysis GIS Analysis Code Preparation & Review Downtown Revitalization Regional Planning & Land Use Plans Recreation Planning LWRP & Harbor Management Plans Grant Writing & Administration Public Outreach & Community Surveys Community Visioning District Mapping Spatial Analysis of Call Database Needs Assessment Demographic Analysis Development of Feasibility Studies LEED Planning Public Outreach Meetings <p><u>ECONOMIC</u></p> <ul style="list-style-type: none"> Fiscal Impact Analysis Economic Impact Analysis IMPLAN and RIMS II Economic Impact Modeling School District/Community Service Impact Analysis Market Studies Niche Market Analysis Demographic Studies Economic Development Planning Business Retention & Expansion Strategies Downtown Revitalization IDA Financing Assistance 	<p><u>ENVIRONMENTAL AUDITS</u></p> <ul style="list-style-type: none"> Phase I ESA & Due Diligence Investigations Phase II ESA Groundwater Investigations Soil Sampling, Boring and Classifications Soil Gas Surveys Monitoring Wells & Piezometers Tank Sampling Pesticide Sampling & Plans Soil Management Plans Remediation Brownfield/Voluntary Cleanup Plans RCRA Closures Superfund Sites Asbestos Surveys Influent/Effluent Sampling Subsurface Investigations Ground Penetrating Radar (GPR) Pipe Camera Magnetometer Groundwater Monitoring Studies Flow Studies Water Supply Studies Nitrogen Load/TMDL Evaluation 	<p><u>ENVIRONMENTAL ANALYSIS</u></p> <ul style="list-style-type: none"> NYS SEQRA/NYC CEQR Administration NEPA Analysis/Documentation EIS/EA/ Preparation GEIS & Regional Impact Analysis Noise Monitoring & Assessment Air Impact Analysis Visual Assessment <p><u>STORMWATER MANAGEMENT</u></p> <ul style="list-style-type: none"> Stormwater Permitting Stormwater Pollution Prevention Plans (SWPPP) Erosion & Sediment Control Plans NYSDEC “Qualified Inspectors” for Construction Field Monitoring Stormwater Management Programs NYSDEC Annual Reports Construction Stormwater Field Monitoring Outfall & Infrastructure Inventory GIS Mapping & Analysis Stormwater BMP’s Stormwater Management Planning Low Impact Design <p><u>ECOLOGY & WETLANDS</u></p> <ul style="list-style-type: none"> Wetland Delineation and Permits Permit Plans Restoration/Mitigation Plans Ecological Studies and Surveys Endangered Species Surveys Pond Management Plans Invasive Species Control Water Quality Evaluation Habitat Management Watershed Management Plans Environmental Education /Outreach <p><u>COASTAL & WATERFRONT MANAGEMENT</u></p> <ul style="list-style-type: none"> Waterfront Management Plans Waterfront Certifications Coastal Erosion Hazard Area FEMA Compliance Shoreline Restoration Planning Ecological Landscape Design

For the public sector, NPV provides comprehensive planning, zoning ordinance revision and preparation; redevelopment, housing, and community development; environmental protection; grant writing and administration, site, and subdivision plan review; economic development and revitalization services. The firm also performs focused studies analyzing traffic, parking, and environmental conditions as well as waterfront and coastal zone planning and hazard mitigation plans. The firm is retained by municipalities and public agencies to provide planning expertise on specific projects as well as on a continual basis. Our public clients range from small rural communities to established urban centers.

NPV has significant experience balancing stakeholder interests in coastal communities and the importance of coastal environmental, ecological, and economic resources. NPV has prepared comprehensive plans for communities throughout Long Island and New York State and has prepared watershed management plans in east end communities and Suffolk County. Through application of solid planning principles, the sustainable livability, recreational enjoyment, and economic development of waterfront communities may be balanced with environmental and resource protection. NPV's proficiencies include:

- Local Waterfront Revitalization Programs (LWRP)
- Harbor Management Plans (HMP)
- Waterfront Management Plans (WMP)
- Wild, Scenic & Recreational River Analysis
- Intermunicipal Stormwater (MS4) Planning
- Coastal Assessment Resiliency Plans
- Waterfront Recreational Development
- Blueway Trail Plans
- Waterfront Revitalization Studies
- Coastal Zoning
- Sea Level Rise/Coastal Vulnerability and Resiliency
- Storm Surge Vulnerability
- Sea Level Rise
- Hurricane Damage Remediation

The firm is currently preparing Comprehensive Plans for the Town of Carmel and Village of Northport and is working on long range planning studies for the Town of Brookhaven and Town of Oyster Bay. Within the last five years, Plans have been prepared for the Villages of Woodburgh, Haverstraw, Wurtsboro, Monroe, Hillburn, and Wurtsboro, the Towns of Montebello, Monroe and Stony Point and the cities of Kingston and Poughkeepsie. NPV offices have experience in long range planning projects, with most of the Comprehensive Plans prepared by NPV through the firm's Suffern office. We believe that the Village would benefit from this experience and thus, we propose that if NPV is selected, one of the partners from the Hudson Valley Office will be on the management team in preparation of the Flower Hill Land Use Planning Study.

For this project, NPV has the in-house ability to team with N+P, our affiliate, as an advisor to provide engineering support particularly with respect to transportation and as necessary, sanitary and infrastructure planning.

N+P Engineering, Architecture and Land Surveying, PLLC (N+P) is our multi-disciplined engineering, architecture and surveying affiliate located in Melville, New York. They bring engineering solutions to transportation issues and will be involved in an advisory capacity for engineering expertise in consideration of the physical and infrastructure resources of the Village. N+P routinely integrates engineering and environmental management in design plans of complex and innovative projects. The relationship between N+P and NPV who share offices in Melville, provides for a seamless integration of services. N+P has been serving municipal and private clients in Nassau and Suffolk Counties since 1954 and has fostered an excellent working relationship with many Town, County and State agencies. N+P employs over 100 technical and support staff and includes experienced teams of dedicated professionals with diversified expertise who possess direct knowledge of Long Island's land development, environment, and infrastructure network. The firm provides a full range of services including:



- Transportation Engineering
- Planning & Zoning
- Waterfront Engineering
- Environmental Engineering
- Drainage Studies
- Park Facilities & Athletic Fields
- Landscape Architecture
- Stormwater Management Plans (SWPPP's)
- Bidding and Contract Administration
- Construction Observation
- Construction Management Assistance
- Permitting
- Local, State & Federal Permitting
- Sustainable Development and LEED®
- Grant Research & Processing
- Sustainable Infrastructure Design

Relevant Project Experience

The projects within this section highlight the firm's experience conducting comprehensive planning services for communities on Long Island and in the Hudson River Valley.

Private Golf Course Study, Town of Oyster Bay

Nelson Pope Voorhis is working with the Town of Oyster Bay to provide a planning study to review the Town's existing zoning regulations pertaining to the Town's private golf courses and country clubs, including the **North Shore Country Club** which is divided between the Town and Village of Sea Cliff pictured here. The study will provide the Town with a strategy for updating zoning regulations to advance



the goal of protecting important resources within these private properties (e.g., wetlands and other water resources, steep slopes, woodlands, significant wildlife, aesthetic character, etc.). Working directly with the Department of Planning & Development, NPV has developed a detailed inventory of all private golf courses within the Town using existing data. This inventory has been used in analyzing issues and opportunities for the private golf courses to determine each property's resource value, development potential, and options available to address zoning issues that protect important resources and minimizes potential impacts. Ultimately, this information and analysis are being used to identify the full range of available zoning options and formulate recommendations for the protection of private golf courses in the Town.

Village of Woodsburgh Comprehensive Plan and Zoning Amendments

The Village of Woodsburgh is a low-lying coastal community along the bay in the five towns area of Nassau County. The community experiences flooding even during minor storm events and experienced major damage to the shoreline and property during Superstorm Sandy. The community is comprised of single-family homes, two multifamily condominium buildings and two golf courses established over 100 years ago. NPV was first retained by the Village of Woodsburgh to prepare a build-out analysis to assess the potential residential density if large properties in the Village were subdivided per the bulk regulations of their Zoning Code. This included



an analysis of two large golf course properties located partially in the Village and also considered how development adjacent to the Village could impact the quality of life in Woodsburgh. One primary concern was the potential impact of the adjoining Town zoning which allowed homes on 6,000 SF lots (as compared to the Village minimum lot sizes ranging from 20,000 SF to 2 acres). Based upon the findings of this analysis, the Village retained NPV to prepare the Vision Plan, the Village's very first comprehensive plan. For community input, NPV prepared an online survey which was publicized by the Village on their website and through an automated call to Village residents. In addition, NPV planned, prepared presentation materials, and facilitated a public open house workshop that consisted of multiple stations on focus topics. A high percentage of residents submitted a response to the survey and attended the open house; and the input received through both were synthesized so that the results informed the recommendations of the Vision Plan. NPV prepared a draft Vision Plan which was reviewed by the Village Attorney and Board of Trustees and made refinements in preparation of the final Plan. NPV prepared the required SEQR documents including an Expanded Environmental Assessment (EA) which supported the adoption of a Negative Declaration under SEQR. The Plan identifies recommendations for rezoning, clustered developments on large parcels and preservation of open space and vistas. The plan also recommends strategies for sustainable development, historic preservation, green infrastructure, and traffic calming. The Woodsburgh Vision Plan was completed within one year and was adopted in December 2019. The recommendations of the Plan supported the adoption of an inter-municipal zoning overlay district in 2020, which was unprecedented in the county, and which was prepared to ensure that redevelopment of a coastal property located in three municipalities would be protective of the environment. NPV worked with the Village Attorney and a team of attorneys and consultants for the Town of Hempstead and the neighboring village on crafting coordinated code language for adoption by each municipality with the goal of preserving the majority of the sensitive property, allowing clustered homes surrounded by open space, retaining a portion of the golf course use, and reusing or continuing the clubhouse use to preserve the historic clubhouse building. The code was highly supported by the public and was adopted following the close of the public hearing and written comment period in the spring of 2020.

<https://woodsburghny.com/vision-plan>

Town of Riverhead BOA

NPV prepared the Town of Riverhead Brownfield Opportunity Area Step II Nomination Study which provided a roadmap for strategic sites and areas along the Peconic River from the Long Island Expressway to the downtown and a transitional area to the east. The project was funded by the NYS Department of State and was completed in the spring of 2016 and has led to a number of initiatives in the area. The Step II Nomination provided the basis for the State of New York to designate the corridor as a Brownfield Opportunity Area in July of 2016. Since that time, the nomination has provided the foundation for the Town to receive grants from NYS. One grant allowed the Town to study potential

for Transit-Oriented Development (TOD) and the Town retained NPV to prepare this analysis as well as to prepare recommendations for a new zoning overlay district to promote high quality redevelopment near the train station. NPV prepared the draft code. Another grant was awarded for the purchase of land for a public plaza along the Peconic River in the downtown. The main goal of the Brownfield Opportunity Area Program is to provide communities with the tools they need to overcome obstacles to redevelopment and to



return underutilized or abandoned properties to productive use. The Town identified critical needs such as rebranding and the creation of a website to highlight the attractions and businesses within the area and the preservation of historic structures. A major transportation planning effort performed by N+P was included to determine the degree to which planned growth can be accommodated by the existing roadway network, and also to identify route planning and expanded public transportation and pedestrian/bicycle improvements that would alleviate the need for significant roadway improvements and decrease the level of vehicular traffic generally associated with development. NPV undertook the majority of the project components including resource analysis, demographic analysis, regulatory, land use and zoning characterizations, preparation of an Economic and Market Trends Analysis, area-wide environmental assessment, and an analysis to change the Wild, Scenic & Recreational Rivers designation that will permit flexibility in redevelopment of underutilized properties west of the downtown. The project incorporated an extensive community outreach component, action-oriented planning, and the development of scenarios which seek to overcome obstacles to revitalization in downtown Riverhead and at the gateways along Route 25. The community outreach included two public open-house workshops and an extensive community survey. In June of 2014, the project was recognized as one of five “Outstanding BOA projects” at the annual Brownfields Summit in Albany prior to designation by the State of New York in 2016. A copy of the Final BOA Nomination and presentation materials from open houses and Town Board work sessions are available on the Town of Riverhead website at:

<http://www.townofriverheadny.gov/pView.aspx?id=38896&catid=118>

The Town was awarded funding for additional study for a TOD Plan and allowed for the preparation of an Overlay Zoning District Code to support mixed use development near the railroad station which was prepared by NPV and adopted by the Town Board in 2021.

Village of Haverstraw Comprehensive Plan, LWRP and Zoning Amendments

Nelson Pope Voorhis was retained by the Village of Haverstraw to update its comprehensive plan for the first time in 26 years and its Local Waterfront Revitalization Plan for the first time in 18 years. Haverstraw is an urban Village located on the west shore of the Hudson River in Rockland County. The recorded history of the Village starts with the arrival of Dutch explorer Henry Hudson to the area in 1609, but the area was settled by the Lenape



people before then. The economy of the Village would explode with the opening of the first recorded brick making yard in North America, dating back to 1771. The Village is notable for its predominant eighteenth central architecture, and the Village has served as the backdrop for several films starting with “Heading’ Home” featuring Babe Ruth in 1920 and most recently “I Think We’re Alone Now” featuring Peter Dinklage and Elle Fanning. The Village was also the home and test market for George M. Cohan, “The Father of the Modern Broadway Musical.” The Village’s notable architecture has inspired Edward Hopper’s “House by the Railroad,” which in turn was the inspiration for the Bates family home in the movie “Psycho.”

NPV assisted the Village in drafting the first Comprehensive Plan to be funded by the Department of Environmental Conservation Climate Smart Communities Program. NPV worked with the steering committee to analyze the carbon footprint of Village government operations and existing land use pattern and helped the Village in developing a framework to become more sustainable and to reduce carbon emissions. The Plan balances the quality of life needs of a culturally, ethnically, and economically diverse population, with the goal to preserve historic resources, and preserve the environmentally sensitive Haverstraw Bay Significant Coastal Fish and Wildlife Habitat. Key projects contemplated in the Plan include a transit-oriented development to support extension of the Metro-Northwest Hudson railroad line; end-of-life reuse of a quarry as a hydroelectric energy storage project; rehabilitation of several vacant and dilapidated properties throughout the area; and a new vision for waterfront redevelopment at a scale and mix of uses more reflective of existing Village fabric.

In addition to overseeing the project and managing the consulting team, NPV assisted in leading three well-attended public outreach events and two design charrettes. A sixth event was held as a “pop-up” event coinciding with the annual “Flavors of Haverstraw” food crawl event which draws more than 1,000 visitors from around the region. The public outreach effort directly engaged a population that is more than 60 percent of Latin origin.

NPV also conducted sea-level rise analysis to predict the impact of sea level rise and increased storm severity. This effort will result in a new Comprehensive Plan, LWRP, and zoning local law for the community.

https://www.dropbox.com/sh/8osgajbb5h9yr7u/AACFq_eVIOTGsB4DnJFrETTva/ADOPTED%20COMP%20PLAN%20JULY%202021?dl=0&subfolder_nav_tracking=1

Town of Poughkeepsie Comprehensive Plan & Zoning Amendments

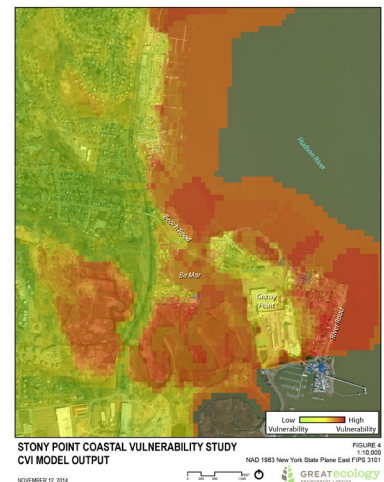
For the Town of Poughkeepsie, NPV is working on its Comprehensive Plan Update and Zoning Amendments, including SEQRA. The Comprehensive Plan Update will contain a sustainability focus as a result of it being funded under the **Climate Smart Communities** Program. NPV is undertaking a robust outreach initiative including a public survey. NPV are working with the Steering Committee to develop goals and recommendations and has recently completed the baseline conditions for the Town. In addition, NPV will be developing zoning amendments to address the recommendations within the plan.



https://www.townofpoughkeepsie.com/DocumentCenter/View/1260/TOPCompPlan_2021_7-19_FINAL-without-appendices-with-rev-p3?bidId=

Town of Stony Point On-Call Services & Comprehensive Plan Update

Nelson Pope Voorhis has provided on-call planning services to the Town of Stony Point since merging with the Turner Miller Group in 2017. NPV Planners have provided services to the Town of Stony Point since 1991. NPV assists monthly with the review of all site plan, subdivision, waterfront consistency and conditional use applications to the Planning Board. Nelson Pope Voorhis assists the Town Board in reviewing proposed zoning petitions and special permit application as well as reviews land use referrals from surrounding communities. Stony Point is a suburban/semi-rural community on the Hudson River with more than 2/3 of its land located within the Palisades Interstate Park. The Town is home to the Stony Point Battlefield State Historic Site, a significant historic resource dating back to the Revolutionary War.



The firm assisted the Town with an update to its Comprehensive Plan in 2015 and has provided assistance with special planning studies and proposed zoning dealing with reuse of the former Letchworth Village State Hospital for the Developmentally Disabled; redevelopment of marginal waterfront marinas; orderly development of manufactured housing communities; a transitional industrial zoning district; and amendments to the zoning governing school, religious and public assembly uses. In the wake of Hurricane Sandy, the firm also prepared a Sea Level Rise and Coastal Vulnerability Study with recommendations for land use policy changes intended on making the community more resilient in response to sea level rise and storm intensification. Recent large-scale reviews conducted by NPV on behalf of the Town include the New Planet Energy waste to biofuels plant and the Eagle Bay mixed-use waterfront development, which proposes 264 waterfront units, retail, office, restaurants, marina, public fishing pier and public esplanade.

References and Samples

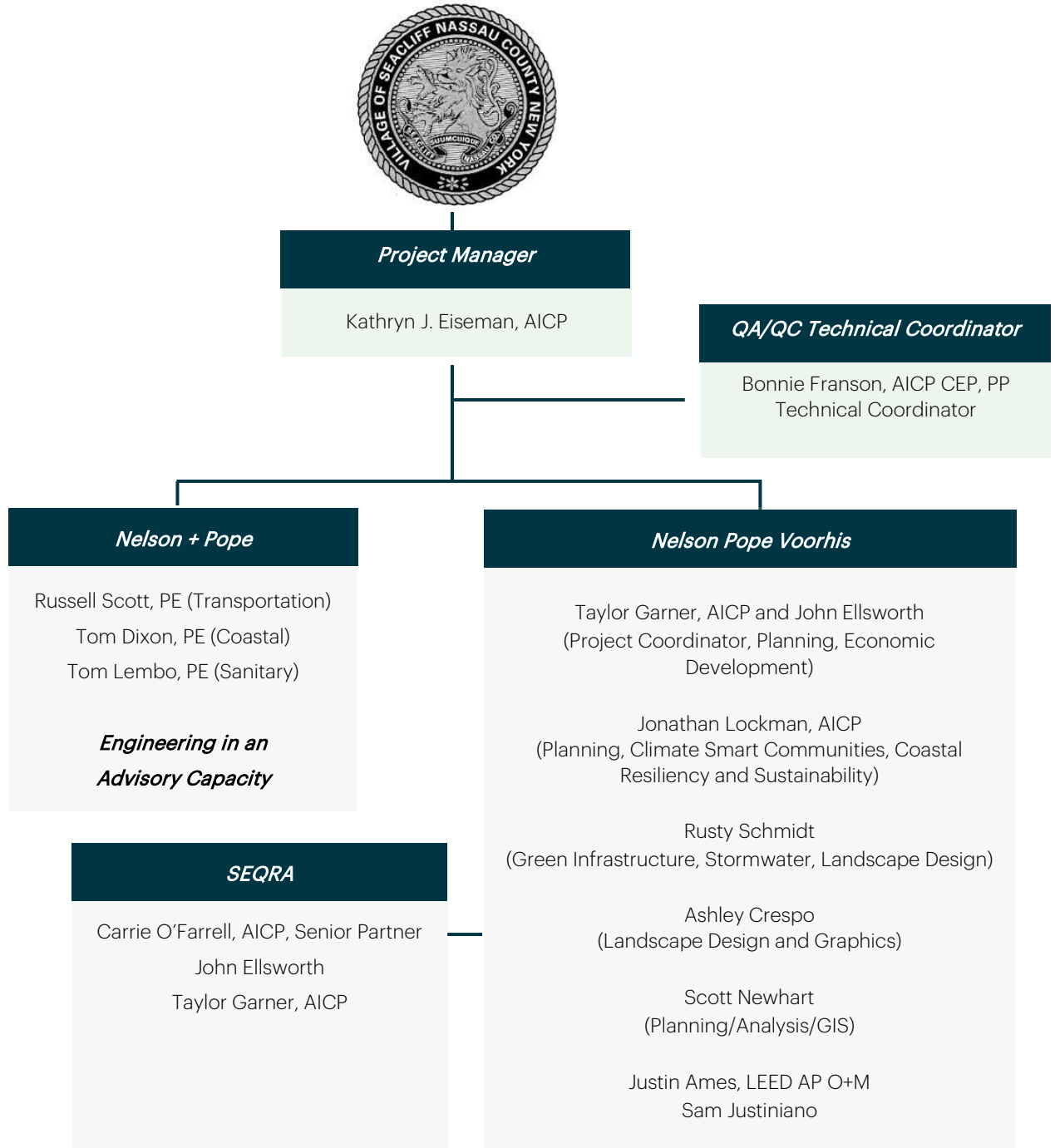
NPV has selected the following municipal officials that the Village of Flower Hill may contact to verify performance on work that is on-going or on completed projects.

PROJECT	CONTACT/MUNICIPALITY	SAMPLE
Town of Oyster Bay Golf Course Study	Harold B. Mayer, Jr., Commissioner of Planning Town of Oyster Bay 150 Miller Place, Syosset, NY 11791	Document finalized and was the subject of a hearing by the Town Board on the recommendations for proposed Zoning Code Revisions.
Town of Riverhead BOA	Dawn Thomas, Executive Director Town of Riverhead Community Development Agency 200 Howell Avenue, Riverhead, NY Village of Woodsburgh, Village Attorney	http://riverhead.municipalcms.com/files/documents/RiverheadStepIIFinalBOANominationApril2016.pdf
Village of Woodsburgh	Meyer, Suozzi, English & Klein, PC 990 Stewart Avenue, Suite 300,	https://woodsburghny.com/vision-plan
Village of Haverstraw Comprehensive Plan, LWRP & Zoning Amendments	Michael Kohut, Mayor Village of Haverstraw, Municipal Building, 40 New Main Street, Haverstraw, NY	https://www.dropbox.com/sh/8osgajbb5h9yr7u/AACFq_eVIOTGsB4DnJFrETTva/ADOPTED%20COMP%20PLAN%20JULY%202021?dl=0&subf
Town of Poughkeepsie Comprehensive Plan & Zoning	Michael A. Welti, AICP Director of Municipal Development Town of Poughkeepsie 1 Overocker Road, Poughkeepsie,	https://www.townofpoughkeepsie.com/DocumentCenter/View/1260/TOPCompPlan_2021_7-19_FINAL-without-appendices-with-rev-

Key Personnel

The team assembled by Nelson Pope Voorhis has extensive project experience and specific expertise with the tasks that will fulfill the requirements of the Village's RFP. Key individuals are identified in the project team organizational chart.

Organizational Chart



Key Personnel

The NPV team combines environmental scientists and analysts, planners and wetland specialists, and professional engineers and surveyors licensed in the State of New York. We believe that this mix of professionals will provide the optimal team to prepare the Village's Planning Study. All key staff members listed below have played a role in long range planning projects, and public participation, or have related expertise needed for this project (such as expertise in engineering, research, technical and graphic skills in GIS spatial analysis and mapping). Bios are provided below, and resumes are included in **Appendix A**.

Kathryn J. Eiseman, AICP, Partner

Kathryn J. Eiseman, AICP is a Partner and Division Manager of the Environmental & Community Planning Division at Nelson Pope Voorhis. Ms. Eiseman is a certified planner (AICP) with over 25 years of planning experience in environmental planning and manages both private and public planning projects. Recent projects include a study of privately owned golf courses for the Town of Oyster Bay, a TOD Study with preparation of a Zoning Overlay District Code for the Railroad Street Urban Renewal Area and RFQ for Master Developer for the Town of Riverhead, the Suffolk County Blueway Trail Plan, the Waterfront Study and LWRP Update for the Village of Sag Harbor, and management of a number of special studies and on-call planning review services for the Village of Sag Harbor and the Town of Oyster Bay. For on-call planning review services, Ms. Eiseman directs her staff to perform site plan and subdivision reviews and advises municipal clients and attends public hearings on a regular basis. She is skillful in managing complex projects and working with team members both in house and as sub-consultants. Her staff is proficient in the use of GIS and design software (Adobe Illustrator/InDesign/Photoshop, and SketchUp) for the preparation of high-quality graphic products. Ms. Eiseman is experienced in the art of public participation and education and tailors her approach to the unique needs of each project/community. Ms. Eiseman will serve as Project Manager and the primary contact to the Village contacts. She will oversee preparation of interim products, organization, and participation in stakeholder outreach, and will oversee the preparation of the final Land Use Planning Study.

Bonnie Franson, AICP CEP, PP, Partner

Ms. Franson has over 35 years of environmental and professional planning experience representing municipal planning boards in land use application reviews; developing land use and zoning studies and comprehensive plans; and in the preparation and review of generic and site-specific environmental assessments and impact statements within the Hudson Valley. She is an expert in SEQRA and zoning and has prepared numerous zoning, land use and environmental regulations tailored to the unique aspects of each community. Ms. Franson recently completed the Comprehensive Plan for the Town of Poughkeepsie and drafted a plan for the Town of Carmel; she completed major zoning amendments for the Town of Wawarsing. She has completed comprehensive plans and subsequent zoning

amendments for the Town of Monroe, Town of Shawangunk and Village of Hillburn. In the Town of Hyde Park, Ms. Franson prepared a Form-Based Code for the Pinewoods Road area. Ms. Franson is the Chairwoman of the Town of Monroe Planning Board and a licensed planner in the State of New Jersey. She regularly presents a course in planning to the Rockland Municipal Planning Federation. She recently completed the Comprehensive Plan for the Town of Poughkeepsie and drafted a plan for the Town of Carmel; she completed major zoning amendments for the Town of Wawarsing. She has completed comprehensive plans and subsequent zoning amendments for the Town of Monroe, Town of Shawangunk and Village of Hillburn. In the Town of Hyde Park, Ms. Franson prepared a Form-Based Code for the Pinewoods Road area. Ms. Franson has extensive Land Use Planning Study experience and will serve as technical coordinator, guiding the project and providing review on the final product.

Carrie O'Farrell, AICP

Carrie O'Farrell, AICP is a Partner and Division Manager of the Environmental Resource and Wetlands Assessment Division at Nelson Pope Voorhis and has been with the company since 2002. Ms. O'Farrell is a trained environmental scientist with applied planning experience and is expert in NEPA/SEQRA and land use regulations, drainage and stormwater issues, wetland and stormwater permitting and is diverse in ability to conduct environmental planning analysis. Ms. O'Farrell has overseen the preparation of numerous environmental impact statements, assessments, SEQRA/NEPA administration actions, harbor management plans, planning and zoning law review and preparation, stormwater permitting and erosion control compliance documents and wetlands and coastal permits. Ms. O'Farrell is also responsible for environmental permitting, including necessary environmental assessments pursuant to SEQRA and NEPA requirements. She has led the preparation of numerous Generic Environmental Impact Statements in support of zoning initiatives, including form-based codes for downtown revitalization and overseen SEQR administration for adoption of comprehensive planning documents. Ms. O'Farrell will oversee the SEQRA portion of the project and will be available in an advisory capacity due to her past involvement with numerous long range planning efforts.

Taylor Garner, AICP

Taylor Garner, AICP, Environmental Planner joined NPV full time in 2017 after receiving a master's degree in urban planning with a concentration in Sustainability and the Environment from Hunter College. At NPV she has been involved with comprehensive plans, local waterfront revitalization plans, brownfield development, zoning analysis and code preparation, and public participation. Ms. Garner is also experienced in the preparation and review of geographic information system mapping, environmental assessment documents, including SEQRA and CEQR documents, and site plan review for the Villages of Southampton and Sag Harbor and the Town of Oyster Bay. Ms. Garner has undergone the formal training course in the IMPLAN Economic Modeling System software. She oversees the preparation of fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creation and associated revenues circulating throughout the economy) impact

analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has experience in analyzing demographic data and preparing grant applications. Taylor's most recent work includes work on the Hicksville Downtown zoning and review of site plans for the Town of Oyster Bay, preparation of two blight studies and grant writing for the Town of Brookhaven, and fiscal and economic analysis for numerous redevelopment projects. She will act as the project coordinator and be involved in all aspects of the project, assist with research and planning and report preparation, and oversee GIS mapping of existing resources and development of graphics for outreach and plan sections.

John Ellsworth

Mr. Ellsworth is a Senior Associate with over 40 years of environmental planning experience and knowledge. As a prominent figure in Long Island land use decisions, John has been responsible for environmental impact analysis, planning studies, project reviews and litigation support for both private and governmental clients. Mr. Ellsworth has provided environmental planning and consulting services to a wide range of clientele including towns and villages, telecommunication facilities, convenience stores, chain restaurants, waterfront, estates, hospitals, redevelopment initiatives and other land use projects. In addition, he has provided expert reports and testimony before various municipal boards. At NPV, Mr. Ellsworth focuses on municipal SEQRA review and administration, environmental impact studies, coastal and waterfront planning, land use and zoning studies and business development. John's wealth of experience complements the NPV team to better serve municipal clients, development companies, home and landowners, attorneys and the real estate industry. Mr. Ellsworth would be a primary member of the project team and primary author of the Plan.

Jonathan Lockman, AICP

Mr. Lockman has over 30 years of experience in land use and environmental planning, town and city management, and capital improvements budgeting. As a seasoned municipal planner, his broad range of expertise includes comprehensive plans and planning studies, zoning administration, subdivision and site plan review, code and ordinance preparation, and capital budgeting and finance. Mr. Lockman has extensive experience in leading public meetings and in all forms of citizen engagement.

Mr. Lockman is currently serving as planner for the Towns of Wawarsing, the Villages of Woodbury and Montebello, and the City of Glen Cove. He is an experienced GIS manager familiar with both ESRI and Blue Marble software packages, and with expertise in modeling, build-out analyses, digital terrain data, and tax parcel database linkages. He has been nationally recognized for his work on resiliency planning, and in 2013, he was appointed to a panel at the National Academy of Sciences Transportation Research Board, supervising research on extreme weather events and their effects on State Departments of Transportation. Mr. Lockman holds a master's degree in City and Regional Planning from the University of North Carolina at Chapel Hill, and a Bachelor of Science with Distinction in

Environmental Science from Cornell University. Mr. Lockman will assist in the planning phase of this project.

Rusty Schmidt

Rusty Schmidt, Landscape Ecologist is a wildlife biologist and landscape ecologist with over 20 years of natural resource experience. Mr. Schmidt has expertise in designing and constructing alternative methods for managing storm water runoff in an environmentally conscious way. He has created designs for habitat restorations, raingardens, bio-infiltration swales, bio-retention basins and stormwater ponds for many different sized sites and locations ranging from small backyard raingardens to a large 500-foot-long raingarden for a commercial property. Mr. Schmidt relocated to Long Island from MN, where he was a landscape ecologist with the Washington Conservation District designing and building over 100 to 150 projects annually dedicated to improving water quality, habitat restoration and pollinator habitat. Prior to the District, Mr. Schmidt conducted EIS, wetland delineations, wetland restoration and alternative storm water designs, landscape designs and site planning for new and renovated developments and habitat restorations for URS Corporation. Mr. Schmidt will oversee the evaluation of natural resources for the environment and provide recommendations related to environmental quality.

Scott Newhart, Planning Analyst

Mr. Newhart recently joined NPV as a Planning Analyst and earned a bachelor's degree in Geographic Science from James Madison University before completing his master's degree in Urban and Regional Planning with a concentration in Environmental Planning from Virginia Commonwealth University. During his graduate studies, he served as a Graduate Teaching Assistant where he instructed an undergraduate GIS course, and he also collaborated with several professors to conduct a nationwide survey examining the challenges and successes of preservation-based economic development in Main Street America communities. He prepared his master's thesis plan for the Virginia Department of Conservation and Recreation which studied the creation of a 16-mile shared-use trail in a rapidly developing rural county on the periphery of a large urban area and sought to connect the county's natural, cultural, and historic resources to encourage regional economic activity, among other outcomes. Mr. Newhart is proficient in GIS and Adobe Graphics Suite. Scott is currently working on the comprehensive plans for the Towns of Hurley and Ossining, and the Village of Suffern. He is also working on an open space preservation plan for the Village of Woodbury and providing planning support to the Town of Tuxedo. Mr. Newhart will provide assistance with planning, analysis and GIS.

Sam Justiniano

Sam Justiniano is a Planning Analyst with a focus on environmental review and grant writing. She is proficient in Geographic Information Systems (GIS) and associated data collection and analyses. Ms.

Justiniano has assisted in the development of several Comprehensive Plan updates for municipalities in Westchester, Rockland, Orange, and Ulster counties. She will provide GIS and environmental planning support as needed during the project.

Justin Ames LEED AP O+M

Justin Ames is an Environmental Scientist who provides technical and field support for projects involving environmental analysis, ecological and wetlands, planning, stormwater management, sustainable landscapes, and natural resource protection. His responsibilities include preparation of scientific and planning studies and impact analysis documents including watershed management plans, municipal separate storm sewer system annual reporting, ecological assessments and SEQRA documents. He also handles processing for wetland permitting and restoration, site plan and building permit applications, SEQRA reviews for land use applications. Mr. Ames is also involved in the preparation of materials related to fiscal and economic feasibility studies, and community outreach materials such as surveys and public presentation slides and has specialized capabilities in GIS and graphic software to aid in resource inventory and analysis. He is provide environmental and planning support as needed during the project.

Ashley Crespo

Ms. Crespo contributes professional landscape planning and graphic expertise for Nelson + Pope and NPV's sustainable landscape design services. As a Landscape Ecologist, she regularly assists with environmental monitoring visits focusing on habitat composition, delineation, and field assessments for a variety of terrestrial and marine habitats across Long Island. Her design work focuses on the creation of landscape plans, construction specifications, cost estimating and construction oversight and inspection. Her graphic skills are used to bring redevelopment concepts to life creating 3D views, photo simulations, and shadow studies. Ms. Crespo integrates the existing environment and proposed landscaping with the built environment through site analysis, model making and preparation of graphic illustrations, particularly for public presentation and use. She designs promotional, educational, and environmental signage for rain gardens, solar arrays, parks and institutional properties. Ashley will assist in the inventory of landscape environment, architectural characteristics and prepare graphics for use in public meetings and in the final Land Use Planning Study.

Thomas C. Dixon, PE

Thomas C. Dixon, PE is the partner for the Site Engineering Department at N+P. He is a licensed professional engineer in the State of New York and Connecticut with over 20 years of experience. Mr. Dixon is responsible for project management of institutional, multi-family, single-family, commercial, industrial, and waterfront site development projects for private and municipal clients. He is routinely involved in site expansion projects where he is responsible for supervising the preparation of site

improvement documents which typically involve drainage, sanitary, water and utility design. Mr. Dixon and his staff are available to provide coastal engineering insight on an advisory basis.

Thomas F. Lembo, PE

Thomas F. Lembo, PE is the partner for the Wastewater/Sanitary Engineering Department at N+P and has over 25 years of experience in both implementation and management of design and construction phases for sewage treatment plants, pump stations and force mains, chemical containment projects, collection systems, water distribution systems and site development projects. Mr. Lembo serves as project Manager for most of N+P's Sanitary and Water Supply Engineer of Record projects that entail Design Services, Construction Management, Plant Upgrades as well as Operations and Maintenance Review. Mr. Lembo and his staff are available to provide sanitary/utility engineering insight on an advisory basis.

Russell Z. Scott, PE

Russell Z. Scott, PE, of Nelson + Pope has over 20 years of experience in transportation engineering and planning for private and public-sector clients. He currently helps lead the transportation department by managing both the civil and traffic engineering aspects of projects. His team specializes in municipal work performing, traffic engineering, traffic studies, parking evaluations, parks & recreation design, roadway engineering and construction inspection. His responsibilities have included conceptual layout, alignment computations, drainage design, traffic signal design, grading design and quantity take-off and estimating. Mr. Scott has successfully managed many roadway and traffic infrastructure projects both in Suffolk and Nassau County. Mr. Scott and his staff are available to provide transportation engineering insight on an advisory basis.

II: Project Understanding & Technical Approach

Understanding

This proposal for planning services is submitted in response to a Request for Proposal issued March 2023 wherein the Village of Flower Hill is seeking the services of a planner to assist in conducting a planning analysis and formulating recommendations to prevent overdevelopment of large areas.

The Village currently is mostly built out, primarily with single-family homes in accordance with its predominant residential zoning, as well as commercial businesses along Northern Boulevard (New York State Route 25A). It has been about 40 years since Flower Hill saw its last major development, a condominium community in the southeast corner of the Village. However, there are several parcels which, if additional development were to occur, could result in impacts if not properly considered. The parcels of primary concern which have been identified include:

- Vincent Smith School – 3.1-acre private school campus in the R-2 Residence District, which permits single-family homes on 22,000-square foot lots.
- St. Francis Hospital – approximately 15 acres in the H1 (Hospital) District; this property is connected to municipal sanitary sewers. There have been indications that the Hospital has outgrown its existing campus and is seeking to expand.
- North Hempstead Country Club – 18-hole golf course and country club on approximately 115 acres in the R-1 Residence District, which permits single-family homes on one-acre lots; this property is connected to municipal sanitary sewers.
- Waterfront parcel (±5 acres, identified as Section 6/Block 53/Lots 970-972 on the Land and Tax Map of Nassau County) located on Shore Road; this parcel currently contains a commercial use in the R-7 Residence District, which permits single-family homes on 7,500-square foot lots.
- Elderfields Preserve Property – approximately four-acre County-owned parcel containing an historically significant building.

A Comprehensive Plan covering all elements for such plans as set forth in §7-722 of the New York State Village Law would be a major undertaking, requiring detailed studies of every aspect of the Village's zoning and land use, transportation systems, utility infrastructure, historic and cultural resources, environmental resources, demographics and housing, parkland and open space, and economic conditions. However, §7-722 allows a village to tailor its land use planning to a "level of detail adapted to the special requirements of the village." Therefore, a targeted planning study could be undertaken to address the Village's primary concerns, focusing on the parcels identified above, which are considered "soft" sites that are potentially susceptible to significant development/redevelopment. Such a planning study can encompass parcels that currently contain non-residential uses in the

Village's residential zoning districts, as well as the Hospital, which would provide the proper, broad-based, Village-wide planning rationale. The Village's existing residential uses are stable and are not subject to the types of development issues pertaining to the parcels identified above and would not have to be analyzed. Any issues affecting the Village's C-1 Business District could be addressed in a separate, subsequent study as necessary.

The Scope of Services and Fee Estimate presents NPV's proposal for tasks and associated fees to undertake a Planning Analysis to assist in formulating a program of recommendations to address potential future development in the Village, particularly with respect to the specific parcels that have been identified as being of concern, as enumerated above.

Please note that in addition to the Planning Analysis itself and associated coordination with the Village Board of Trustees and Village Attorney in formulating recommendations that may include Village Code revisions, prior to adoption of the Plan or implementation of local laws which may stem from the recommendations, it will be necessary to complete the requisite analysis and review pursuant to the New York State Environmental Quality Review Act (SEQRA) before the Village can adopt the Plan or act on any recommendations. NPV will submit a separate proposal to prepare the necessary SEQRA documents and assist the Village in drafting local laws/revisions to the Village Code, and administering the SEQRA process once the specific scope of proposed actions has been defined through the planning process covered in this proposal.

Technical Approach

NPV proposes the following scope of services and fee budget to provide technical assistance in undertaking a focused land use planning analysis for the Village of Flower Hill as outlined below, along with a second task for hearings, work sessions, meetings, telephone conferences and associated consultations.

TASK A – Planning Analysis

It is envisioned that a focused Planning Analysis will be undertaken to examine existing conditions, future development potential, and strategies to minimize future adverse impacts if development occurs in the future encompassing the following parcels:

- Vincent Smith School;
- St. Francis Hospital;
- North Hempstead Country Club;
- Waterfront parcel identified as Section 6/Block 53/Lots 970-972 on the Land and Tax Map of Nassau County; and

- Elderfields Preserve Property.

It is further envisioned that the Planning Analysis will include the following elements assembled into a report that will comprise the “Plan”:

- 1. Introduction and Statement of Purpose and Need for the Study** (i.e., to analyze the development potential of underutilized properties, and including consideration for the Hospital’s desire for expansion)
- 2. Existing Conditions**
 - a. Description of the existing land use setting in the Village and zoning districts
 - b. Identification of the focus parcels
 - c. Detailed description of existing conditions, including zoning, land use, relevant features which would relate to redevelopment potential (roadway access, parking needs, current restrictions), and environmental features (e.g., ecological resources, topography, historical resources, etc.)
 - d. Land ownership patterns (to identify if there are clusters of land under common ownership proximate to focus parcels)
 - e. Overview of the development history of the study parcels over time (including in the context of surrounding uses/roadways)
- 3. Analysis**
 - a. Evaluation of the potential build-out development of the study parcels under the current zoning
 - b. General evaluation of potential impacts of the scenario of build-out under the existing zoning
- 4. Evaluation of Available Land Use Planning Implementation Strategies and Options**
 - a. Zoning Amendments (e.g., district amendments, change of zone, etc.)
 - b. Other Zoning Code Amendments (e.g., bulk regulations, yield requirements for subdivision, etc.)
 - c. Other strategies
- 5. Recommendations**, based on the inventory and analysis of existing conditions and the evaluation of available strategies, to structure a program of actions to minimize potential future impacts in a manner that best conserves community character and other desirable assets in the Village.

TASK B - Hearings, Work Sessions, Meetings, Conferences, and Other Consultations

In undertaking comprehensive planning pursuant to §7-722 of the New York State Village Law, at least two public meetings/hearings will be required, with an initial public meeting to obtain public input to guide the preparation of the Plan and an additional hearing on the proposed Plan prior to adoption. A budget is provided herein to allow for flexibility in expense and depending upon the number of meetings, hearings and level of public and stakeholder input required. The initial budget herein would allow for participation by key staff at three project meetings with the Village via Zoom and two in-person public hearings by a partner or senior staff member of NPV, as well as preparation of presentations for two public meetings. An additional budget for meetings and hearings may be required depending upon the needs of the project. NPV will coordinate with Village during the project; prepare for and attend Village-authorized meetings, conferences and phone calls, and prepare requested memorandums in regard to same as requested; and prepare for, attend and give a presentation at a Board of Trustees work session(s) and/or hearing(s) on the Planning Analysis.

Schedule

TASKS																				
	May				June				July				August				September			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Task A: Planning Analysis Introduction and Statement of Purpose and Need for the Study Existing Conditions Analysis Evaluation of Available Land Use Planning Implementation Strategies and Options Recommendations																				
Task B: Hearings, Work Sessions, Meetings, Conferences, and Other Consultations Work Session 1 Public Hearing 1 Work Session 2 Public Hearing 2 Work Session 3																				

Cost Estimate

Task A – Planning Analysis	\$ 24,000 (Fee)
Task B – Hearings, Work Sessions, etc.	\$ 12,500 (Time rates – Budget Estimate)
<hr/>	
TOTAL BUDGET:	\$ 36,500

III: Why Select Us ...Best Qualified Firm to Perform Engagement

NPV recognizes that every community is unique, and we are committed to providing individualized services to create a Land Use Planning Study that meets the unique characteristics and circumstances of the municipality. NPV is dedicated to ensuring that Land Use Planning studies bring realistic, practical improvements to the community, and comply with sound environmental principles and practices. By design, our plans are developed to ensure compliance with the State Environmental Quality Review (SEQR) process.

NPV's team brings practical experience and demonstrated success in developing land use planning studies and zoning code amendments. The planning process explores and ultimately balances a range of critical but often competing and contrasting dynamics, considerations, challenges, and impacts. We have a history of success working with communities to develop policies, regulations, and programs that create a sustainable community, both environmentally and economically. With more than 25 years of planning experience, Kathy Eiseman, AICP will lead this effort, and she has insight and knowledge on land use, environmental resources, housing, economic development, and zoning to bring to this study. We are familiar with the incorporated Village of Flower Hill, as well as Manhasset, Roslyn, and Port Washington areas of the Port Washington peninsula, and have performed work in the surrounding area and environs.

Specialty in Community Outreach

A hallmark of NPV's land use planning study process is the implementation of community participation plans to ensure a broad-based community outreach process. Effective outreach strategies are developed and tailored to each project. NPV excels at public outreach and education, inventory and analysis of existing conditions, definition of project goals, and identification of issues, objectives, and recommendations to address planning goals. We have administered numerous online public surveys and conducted public workshops and webinars via social platforms with break out rooms to conduct activities which solicit public input. We also endeavor to reach the members of the community less likely to attend a public event – through interactive activities online and participation in local festivals to gain input.

Commitment

Our team is committed to providing the highest quality services. Our team is efficient and project managers identify the appropriate partners and staff (including in-house engineers and architects at N+P) to analyze specific issues and opportunities and to identify realistic solutions. Our partners and staff excel in problem-solving and work collaboratively to identify solutions to complex issues and develop realistic and achievable action plans to implement the goals of long-range plans.

Our qualifications illustrate NPV's extensive experience with municipal planning projects and demonstrate that we have the knowledge, expertise, and resources necessary to provide the required services to meet the goals of the Village.

Appendix A:

Resumes



NELSON POPE VOORHIS

KATHRYN J. EISEMAN, AICP PARTNER

Location:

Melville, NY

Division:

Division Manager
Environmental & Community
Planning Division

Education:

State University of NY at Stony
Brook, Master's Degree in
Environmental and Waste
Management, 1996

Syracuse University; Bachelors
Dual Majors: Mathematics and
Education, 1988

Registration/Certifications:

AICP – American Planning
Association

IAP2 Certificate Course in Public
Participation

Training

OSHA 10-Hour Construction
Industry Training

CommunityViz Scenario
Constructor, SiteBuilder 3D™
Policy Simulator training

ArcView GIS, ESRI 16-hour course

Fundamentals of Dispersion
Modeling and Computer
Modeling Laboratory

Rutgers University, Methodology
of Delineating Wetlands

Organizations

APA Metro Chapter, Long Island
Section, Treasurer since 2008

PROFILE

Ms. Eiseman has over 20 years of planning experience in environmental planning and manages both private and public planning projects. Current projects include a Form Based Code for the waterfront of Sag Harbor, the Suffolk County Blueway Trail Plan and the LWRP Update for the Village of Sag Harbor, and management of a number of special studies and on-call planning review services for the Villages of Sag Harbor and Southampton and the Town of Oyster Bay.

For on-call planning review services, Ms. Eiseman directs her staff to perform site plan and subdivision reviews and advises municipal clients and attends public hearings on a regular basis. She is skillful in managing complex projects and working with team members both in house and as sub-consultants. Her staff is proficient in the use of GIS and design software (Adobe Illustrator/InDesign/ Photoshop, and SketchUp) for preparation of high-quality graphic products. Ms. Eiseman is experienced in the art of public participation and education and tailors her approach to the unique needs of each project/community.

She is an enthusiastic and creative planner who endeavors to bring a fresh approach to each project as well as to her position as Treasurer for the Long Island Section of the American Planning Association.

SELECTED EXPERIENCE

- Hicksville Downtown Rev. Initiative Zoning, Town of Oyster Bay, adopted 2020
- Environmental Planning consultant - Village of Sag Harbor Planning Board, since 2016
- Environmental Planning consultant - Village of Southampton Planning Board, since 2006
- Planning consultant (on-call) for Town of Oyster Bay, since 2018
- Industrial Corridor District Study and Code Amendments, Islip, 2017
- TOD Study and Preparation of Zoning, Town of Riverhead, 2021
- Glen Cove Step III BOA Implementation Strategy for the Orchard and Sea Cliff Avenue, 2019
- Bellport BOA Step II Nomination Study, Community Engagement, 2018
- Lawrence Aviation Site Superfund Reuse Feasibility Study & Market Trends Analysis for the Suffolk County Landbank Corporation, 2017
- Riverhead Brownfield Opportunity Area Nomination & Market Trends Analysis, 2016
- Riverside Revitalization BOA Nomination, December 2015
- Southeast Hicksville Brownfield Opportunity Area Nomination, 2014
- Northeast Hicksville Brownfield Opportunity Area Step I, 2014
- Theodore Roosevelt Blueway Trail Planning and Design, 2014
- Town of North Hempstead Blueway Trail, 2013

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- Town of Brookhaven Athletic Fields Needs Assessment, 2012



BONNIE FRANSON, AICP CEP, PP PARTNER

Location:

Hudson Valley, NY

Education:

Master of City and
Regional Planning, Rutgers
University Graduate Scholars
Award

B.A. cum laude, Biology,
Bucknell University

GIS Graduate Certificate,
Pennsylvania
State University

Certifications:

Professional Planner, NJ

American Institute of Certified
Planners, Certified Environmental
Planner

American Planning Association,
Metro NY Chapter

National Charrette Institute

Form Based Code Institute

Rockland County Municipal
Planning Federation, Introductory
Course Instructor
Chairwoman, Monroe Planning
Board

Former Member, Monroe
Environmental Conservation
Commission

Articles/Papers

Pediatric Cancer Mortality Rates
in New Jersey and the United
States: 1950-1985. New Jersey
Medicine, 1990

Promoting Craft Breweries in NYS,
Talk of the Towns & Topics
(Volume 26, Number 5)

PROFILE

Bonnie Franson has 32 years of experience in the environmental and municipal planning field. Her experience includes comprehensive planning, site plan and subdivision reviews, land use and zoning regulation preparation, environmental impact statements, assisting municipalities in the application review process, preparing and advising on all SEQRA documents, and providing representation at municipal meetings. She has significant experience working for communities and developing plans and zoning regulations which balance development with the protection of environmental resources. Ms. Franson has conducted environmental, demographic, land use, fiscal impact and community facility analyses, and overseen mapping and geographic information system analyses. While employed at previous firms, Ms. Franson managed and prepared comprehensive plans and/or comprehensive zoning amendments for the Towns of Tuxedo, Wawayanda, Cornwall and Mamakating, and the Villages of Greenwood Lake, Montebello, Suffern, and Sloatsburg.

SELECTED EXPERIENCE

- **Village of Hillburn Comprehensive Plan and Zoning Amendments**
Ms. Franson is managing preparation of a comprehensive plan for this Rockland County community. The baseline inventory of land use and zoning, demography, transportation, environmental resources, historic and scenic resources is almost complete. Issues and opportunities have been identified, the Comprehensive Plan Committee is advancing recommendations, and zoning amendments are being identified.
- **Town of Monroe Comprehensive Plan and Zoning Amendments**
Ms. Franson managed the update of the Town's comprehensive plan and zoning. As part of Phase I, she prepared a report evaluating inconsistencies between the existing Plan Update and the Town's zoning. Phase II of the process – a draft comprehensive plan update, was completed, revisions made to the zoning, and SEQRA review of the documents completed. Issues that were addressed include accessory apartments, economic development of nonresidentially zoned properties, and implementation of environmental measures, including ridgeline protection, scenic road protection, aquifer protection and tree preservation.
- **Village of Wurtsboro Comprehensive Plan and Zoning Amendments**
Ms. Franson managed preparation of the comprehensive plan and zoning amendments for the Village of Wurtsboro. The Village desires to protect and enhance its traditional main street thoroughfare, and improve its appearance, and capture the economic benefits of the visitors who travel to Sullivan County to vacation and recreate within the area. The Plan and zoning amendments are adopted.

- **Town of Tuxedo Municipal Retainer**

As Town Planner, she is responsible for all site plan, subdivision, and SEQRA reviews of applications before the Planning Board and Town Board. She has been involved in the ongoing SEQRA review of a 2,450-acre, 1,195 dwelling unit planned new community, Tuxedo Reserve, and was involved in guiding the Town and applicant to create a more cohesive development with meaningful expanses of open space. Over 1,200 acres are being protected and are being gifted to the Town and Village. She is presently working with the Town on a zoning update, including creation of a new "Conservation" zone, to protect the sensitive and historic Arden area from overdevelopment, and a Tourism Business zoning district to promote sustainable economic development.

- **Town of Marbletown Retainer**

Ms. Franson has represented Marbletown for some eight (8) years, and she conducts SEQRA, special use permit, site plan and subdivision review of applications before the Planning Board and Zoning Board of Appeals and is thoroughly familiar with the natural resource characteristics of Ulster County communities which share Shawangunk Ridge, the Rondout Creek Valley, and Catskill foothills physiography.

- **Town of Shawangunk Retainer**

Ms. Franson has represented Shawangunk since 2003, and she conducts all SEQRA, site plan and subdivision reviews of applications before the Planning Board in this Ulster County community. She is aware of the sensitivity of lands proposed for development, whether in the Wallkill River Valley agricultural lands, or atop Shawangunk Ridge. She regularly reviews properties to determine which lands will be preserved as part of the Town's mandatory cluster subdivision provisions. She provides general support to the Town on other matters including zoning amendments, and prepared SEQRA responses during NYSDEC review of a Town recreational project adjoining the Wallkill National Wildlife Refuge.

- **Town of Hyde Park- Albany Post Road Planning Study and Zoning Amendments**

For the Town of Hyde Park, she prepared a comprehensive land use and zoning study to evaluate and recommend revisions to its land use regulations to allow and stimulate development that could capture tourism demand within the hamlet. After comprehensively evaluating the land use and building patterns, Ms. Franson prepared amendments to the Town's zoning regulations to create a Crossroads Core zoning district, which would regulate the form and design of uses and properties, rather than focus upon conventional bulk requirements. The zoning district was supported by local businesses and property owners and has been adopted. She is now assisting the Town Board on the preparation of zoning for the Pinewoods area.

- **Town of Pine Plains Zoning Law**

Ms. Franson prepared this rural Dutchess County's first zoning law which was adopted in 2009. The zoning includes an Agricultural Overlay zone which is intended to protect agricultural properties in the Town, and an Aquifer Overlay zone which limits development within the Town's sensitive aquifer area. She continues to work with the Town to further refine the zoning to ensure it protects the rural character of the community. She has subsequently worked with a group of municipal officials to review the zoning with regard to ridgeline protection.

- **Village of South Blooming Grove**

NPV is retained by the Village of South Blooming Grove, an Orange County community, as planning consultant. Ms. Franson prepares zoning amendments, reviews local law amendments, and conducts site and subdivision plan review.



CARRIE L. O'FARRELL, AICP SENIOR PARTNER

Location:

Melville, NY

Division:

Environmental Wetlands &
Resource Assessment

Education:

University of Rochester; Bachelor
of Science, 5/99

SUNY College of Environmental
Science and Forestry, various
stormwater training classes

Certifications:

AICP – American Institute of
Certified Planners (2006)

Center for Watershed Protection
8-hour Erosion Control Training &
Stormwater Retrofit Training

NYSDEC Certified Inspector of
Erosion & Sediment Controls
(2010)

Professional Affiliations

American Institute of Certified
Planners since 2006

American Planning Association
Member since 2004

PROFILE

Carrie O'Farrell is Senior Partner and Manager of the Environmental Resource and Wetlands Assessment Division at Nelson Pope Voorhis. She is a trained environmental scientist with applied planning experience and is expert in NEPA/SEQRA and land use regulations, drainage and stormwater issues, wetland and stormwater permitting and is diverse in ability to conduct environmental planning analysis. Ms. O'Farrell has overseen the preparation of numerous environmental impact statements, assessments, SEQRA/NEPA administration actions, harbor management plans, planning and zoning law review and preparation, stormwater permitting and erosion control compliance documents and wetlands and coastal permits. Ms. O'Farrell is also responsible for environmental permitting, including necessary environmental assessments pursuant to SEQRA and NEPA requirements. She has led the preparation of numerous Generic Environmental Impact Statements in support of zoning initiatives, including form-based codes for downtown revitalization.

Ms. O'Farrell has been at the forefront of the NYSDEC SPDES Phase II stormwater permitting & compliance program since 2002, both in assisting MS4 designated municipalities in Long Island with the creation and implementation of Stormwater Management Plans and with the preparation of Stormwater Pollution Prevention Plans (SWPPP) for various construction projects. Ms. O'Farrell is intimately familiar with EPA's recommended BMPs, good housekeeping practices and example local laws/methods for municipal implementation and enforcement of the Stormwater Phase II program. Ms. O'Farrell regularly works with staff engineers in development of stormwater management solutions in sensitive environmental areas and manages the completion of all SWPPP prepared for construction projects (over 200 SWPPPs completed to date).

SELECTED EXPERIENCE

Environmental Impact Statements (EIS)/Generic EIS

- New Rochelle Downtown Overlay Zone GEIS (2015) and Supplemental GEIS for DOZ updates/DO-7 (2021)
- Riverside Brownfield Opportunity Area (BOA), Overlay Zoning and Zoning Map Amendments GEIS
- Village of Hempstead Downtown Rezoning Supplemental GEIS
- Huntington Station Gateway Development Voluntary EIS
- The Uplands at St. Johnland, Kings Park EIS (Town of Smithtown)
- Gabreski Airport Planned Development District GEIS and Expanded EA;
- Residences at North Hills EIS, Village of North Hills, NY
- Manhasset Crest Residential Subdivision EIS, Village of North Hills EIS
- Silver Path Estates Residential Subdivision, Village of Muttontown EIS
- Kensington Estates EIS, Woodbury (Towns of Oyster Bay and Huntington)

- Roslyn Landing EIS, Village of Roslyn
- New Windsor Hospitality EIS, Town of New Windsor, NY
- Village of Maybrook Traditional Downtown Design District GEIS
- Suffolk County Wetland Restorations, NEPA Environmental Assessments for FEMA and U.S. Dept. of Interior
- PSEG, Bridgehampton to Buell New 69 kV Underground Transmission Cable

Municipal Retainers

Ms. O'Farrell is the planning consultant serving a number of municipal boards, including the Village of Lake Success Planning Board, Zoning Board and Village Trustee City of Long Beach Zoning Board of Appeals, Town of Southold Zoning Board of Appeals, Village of East Hills Planning Board and Board of Trustees, and the Village of Roslyn Harbord Board of Trustees performing SEQRA review and SEQRA administration for various special permit, zoning and subdivision applications.

Watershed Management Plans (WMP)

- Great Cove WMP; Town of Islip
- Shelter Island WMP, Town of Shelter Island
- Lake Montauk WMP, Town of East Hampton
- Tuthills Creek WMP, Town of Brookhaven
- Beaverdam Creek WMP, Town of Brookhaven
- Mt. Sinai Harbor Management Plan, Town of Brookhaven
- NEIWPPC GI/LID Assessment and Conceptual Design for Long Island Sound Study Stewardship Sites

Stormwater Management/SWPPP

- L.I. Motor Parkway Multi-Use Trail at Eisenhower Park SWPPP;
- Longwood Public Library SWPPP, Middle Island, NY
- US Coast Guard Facility SWPPPs (Easton's Neck, Jones Beach & Shinnecock, NY)
- PSEG On-Call Contract - SWPPPs for utility installations and substation construction/improvements: Riverhead to Canal Substations (Southampton), Canal to Southampton Substation Distribution (Southampton); Belmont Substation (Hempstead); Roslyn Substation (Village of Roslyn); Kings Park Substation and Feeders (Islip); Navy Road Substation (East Hampton).
- Lewis Road PRD residential subdivision and golf course (200+ acre development area) SWPPP, East Quogue
- Gabreski Airport PDD- Hampton Business Center SWPPP, Westhampton, NY
- Colony Preserve residential subdivision (100+acres) SWPPP, Mastic Beach, NY
- Del Vino Vineyards, Commercial Site Plan and Vineyard, Northport NY;
- SWPPP Review: Village of Southampton, Village of East Hills and City of Glen Cove SWPPP review

Ecological & Wetlands

- Manorhaven Beach/Sheets Creek Wetlands Permitting, Shoreline Restoration Plans and Trail Extension
- Suffolk County Wetland Restorations - Gardiners County Park East and West; Timber Point County Park; Smith's Point County Park; West Sayville (Wetlands Permitting and Restoration Plan Preparation)
- Cedar Beach Marina, Town of Brookhaven Town Park – Shoreline Stabilization and Marina Expansion
- Village of Bellport Golf Course, Shoreline Stabilization (Revetment Installation and Bulkhead Replacement)
- Water Island Community Dock, Fire Island (Wetland Permitting for Dock Expansion)
- PSEG On-Call Wetlands permitting for utility projects throughout Long Island
- Biological Monitoring, East Rockaway Inlet - Rockaway Inlet West Groin Field Construction (USACE)
- Pipe Stave Hollow Road Rising, Town of Brookhaven (Wetland Permitting, Restoration Design, OPRHP)
- St. Joseph's College, Patchogue, NY (Wetland Permitting and Restoration Design)



NELSON POPE VOORHIS

John M. Ellsworth
SENIOR ASSOCIATE

Location:

Melville, NY

Division:

Environmental & Community
Planning Division

Education:

Stony Brook University, Master of
Science, Marine Environmental
Science, 1982

University of Rochester, Bachelor
of Science, Biology, Geology,
1978

PROFILE

Mr. Ellsworth joined NPV in February 2021 as a Senior Associate. He brings nearly 40 years of environmental planning experience and knowledge to NPV. As a prominent figure in Long Island land use decisions, John has been responsible for environmental impact analysis, planning studies, project reviews and litigation support for both private and governmental clients. Mr. Ellsworth has provided environmental planning and consulting services to a wide range of clientele including towns and villages, telecommunication facilities, convenience stores, chain restaurants, waterfront, estates, hospitals, redevelopment initiatives and other land use projects. In addition, he has provided expert reports and testimony before various municipal boards.

At NPV, Mr. Ellsworth will focus on municipal SEQRA review and administration, environmental impact studies, coastal and waterfront planning, land use and zoning studies and business development. John's wealth of experience complements the NPV team to better serve municipal clients, development companies, home and landowners, attorneys and the real estate industry.

SELECTED EXPERIENCE

PLANNING

Municipal Review Services

- **Application Reviews, Village of Sag Harbor, NY**
Technical review of applications for development in the Village pursuant to the requirements of SEQRA and the Village Code (e.g.; site plan and special exception permit review)
- **Proposed Engineers Country Club, Environmental Review, Village of Roslyn Harbor, NY**
Assistance to the Village in undertaking a review of the proposed residential development of Engineers Country Club pursuant to SEQRA

Comprehensive Planning

- **Blueway Trail Plan, Suffolk County, NY**
Preparation of a Blueway Trail plan for canoe and kayak access to waterways throughout Suffolk County
- **Town of Brookhaven, NY**
Community Development Block Grant (CDBG) Eligible Areas for Code Enforcement
- **Village of Sag Harbor, NY**
East Hampton CPF Grant-Watershed Study Cormaria to Little Northwest Creek

ENVIRONMENTAL ANALYSIS

SEQRA/EIS

- **Downtown Overlay District (DOZ), City of New Rochelle**
Preparation of Supplemental Draft Generic EIS for proposed revisions to the City's existing DOZ, including the addition of a new Waterfront Overlay Zone.
- **Waterfront Overlay District, Village of Sag Harbor**
SEQRA Analysis of proposed Code revisions for an overlay district in the Village's waterfront area
- **Brookhaven Rail Terminal (BRT) Expansion, Yaphank, NY**
Preparation of SEQRA documentation on behalf of the applicant for modification of the approved expansion of BRT
- **Westchester Joint Water Works (WJWW), Harrison, NY**
Preparation of Draft Environmental Impact Statement for a proposed water filtration plant to enhance the quality of WJWW's Rye Lake water supply in compliance with regulatory and court requirements.

On-Call Planning & SEQRA Review Services

- **PSEG/LIPA Bridgehampton to Buell Underground Transmission Cable, Towns of Southampton and East Hampton, NY**
Preparation of a Draft Environmental Impact Statement for a proposed underground transmission cable
Intended to address transmission system constraints resulting from increased load demand from customers on the South Fork of Long Island

SELECTED PRIOR EXPERIENCE

VHB, Hauppauge, NY – Chief Environmental Planner (2017-2021)

John was the Chief Environmental Planner on Long island, responsible for environmental planning and impact analysis, strategy, documentation, and litigation support for both private and governmental clients. His project work has included:

- **Telecommunications Facilities, Various Locations, Primarily Long Island NY.** Provided environmental planning services in support of numerous telecommunications facilities throughout Nassau and Suffolk Counties, involving a range of work products including Short and Full Environmental Assessment Forms; Planning, Zoning and Visual Impact Analyses; One-Mile Radius Visibility Studies; Environmental Impact Statements (for proposed monopoles in Smithtown and Kings Park, and antennas on an existing windmill in East Hampton); Expert Reports (Lloyd Harbor, Laurel Hollow, Hempstead, Rye and Ramapo); and also including testimony before various municipal boards.
- **Environmental Planning Analyses, Various Locations on Long Island, NY.** Provided environmental planning services for various development projects, including several 7-Eleven convenience stores, Chick-fil-A restaurants and other projects, involving the preparation of Planning, Zoning and Visual Impact expert reports to accompany application submissions to municipal boards, and involving testimony to these boards.
- **Heritage Village, Hicksville, NY.** Provided environmental planning services for the proposed redevelopment of a 26.5-acre department store property with a mix of rental housing, retail and office uses within walking distance of Hicksville railroad station, involving the preparation of an Environmental Impact Statement.
- **Garvies Point Waterfront Redevelopment, Glen Cove, NY.** Provided environmental planning services, including preparation of technical analyses for ongoing redevelopment along the north side of Glen Cove Creek, including SEQRA consistency analysis for a proposed amendment to the approved Planning Unit Development (PUD) Plan and individual site plan applications pursuant to the PUD Plan.
- **South-Nassau Communities Hospital Southwest Addition, Oceanside, NY.** Provided environmental planning services to South Nassau Communities Hospital, including an EIS, for the Southwest Addition in Oceanside, a new Central Utility Plant, and upgrades to emergency electrical infrastructure.

- **South-Nassau-Communities Hospital Medical Arts Pavilion, Long Beach, NY.** Provided environmental planning services to South Nassau Communities Hospital, including an Environmental Impact Statement, for a new Medical Arts Pavilion in Long Beach, to replace the former Long Beach Medical Center which was extensively damaged by Superstorm Sandy in October 2012.
- **Willow View Estates, Woodmere, NY.** Provided environmental planning services, involving the preparation of an Environmental Impact Statement and including litigation support, for the proposed redevelopment of a private country club with a residential subdivision.
- **530 West Broadway, City of Long Beach, NY.** Environmental planning services for the proposed redevelopment of an oceanfront site containing a vacant religious school facility with a luxury condominium community; involving the preparation of an Environmental Impact Statement.
- **Monte-Nido-Group Home, Glen Cove, NY.** Planning expert support of an application for a group home for eating disorder patients, including the preparation of an expert report and testimony in a proceeding before the New York State Office of Mental Health.
- **Northport Inn, Northport, NY.** Environmental planning services for the redevelopment of an office/restaurant building on Main Street in the Village's downtown and inn and expanded restaurant.
- **Master Plan, Kings Park, NY.** Environmental planning services involving the preparation of a Generic Environmental Impact Statement for the revitalization of the downtown area of Kings Park, Town of Smithtown along Main Street (New York Route 25A) and intersecting Suffolk County roadways.
- **Village of Asharoken, NY.** Environmental planning services in support of the Village's review of a three-lot residential subdivision, including litigation support.
- **Village of Old Westbury, NY.** Environmental planning services for improvements to the Village's water system; and the review of various applications for development in the Village, including a cemetery by the Roman Catholic Diocese of Rockville Centre which involved litigation, several houses of worship, gasoline station with convenience store, and a four-lot residential subdivision.
- **Village of Sands Point, NY.** Environmental planning services for: proposed drainage improvements to the Village Club swimming pool facility, including tidal wetlands issues; review of the Village's docks law, including recommendations for legislative revisions; and review of several residential subdivisions.

Cashin Spinelli & Ferretti, LLC (2004-2016) & Cashin Associates (1989-2004)- Environmental Planner

- **Town of Oyster Bay, NY- State Environmental Quality Review Act (SEQRA).** Review all major actions that came before the Town of Oyster Bay, as well as numerous minor actions, pursuant to SEQRA for more than 25 years prior to joining VHB. This involved the comprehensive review of Environmental Impact Statements and the preparation of determinations of significance and findings statements. This project review experience involved hundreds of applications, including the following major actions:
 - Mixed-use, Village center development on former federal Superfund and brownfield sites (Syosset Park)
 - Multi-family housing developments on two adjacent properties, including a private country club and a site containing a non-conforming commercial use (Woodbury/West Hills)
 - Development of assisted living residence in a residential zone (Jericho)
 - Development of a consumer wholesale warehouse on a vacant property (Hicksville)
 - Redevelopment of Cerro Wire property with proposed Mall at Oyster Bay (Syosset)
 - Redevelopment of a portion of Liberty Industrial property with a large supermarket (Farmingdale)
 - Development of Underhill property with a residential subdivision (Jericho)
 - Redevelopment of a portion of the South Oaks Hospital property with multi-family residential development and an assisted living facility (Massapequa)
 - Redevelopment of an asphalt plant site with multi-family housing (Hicksville)
 - Redevelopment of former Nassau County property on Old Country Road and Round Swamp Road with a multi-family residential community (Plainview)



NELSON POPE VOORHIS

JONATHAN T. LOCKMAN, AICP PRINCIPAL ENVIRONMENTAL PLANNER

Location:

Hudson Valley, NY

Education:

University of North Carolina at Chapel Hill Master of Regional Planning, May 1987

Specialization: Land Use and Environmental Planning

Cornell University, Ithaca, New York Bachelor of Science with Distinction, May 1980

Certifications:

AICP – American Institute of Certified Planners

Professional Affiliations

American Institute of Certified Planners

American Planning Association

PROFILE

JT Lockman joined NP&V in April 2017. He is an AICP Certified Environmental Planner with 30+ years of experience in land use and environmental planning, municipal management and citizen engagement. His expertise covers a broad range including comprehensive plans and planning studies, zoning administration, subdivision and site plan review, building inspections, code and ordinance preparation, capital budgeting and finance. In recent years, his area of focus has been on climate change and sea level rise, where he has assisted state agencies and municipalities with coastal resiliency planning. In 2013, JT was appointed to a panel at the National Academy of Sciences Transportation Research Board, supervising research on extreme weather events and their effects on State Departments of Transportation.

SELECTED EXPERIENCE

- Red Schoolhouse Road Corridor Land Use Plan, Village of Chestnut Ridge, NY
- Lead author for transportation corridor land use plan for a lightly developed corridor with access to the Garden State Parkway, subject to commercial development pressure. Includes existing conditions and retail market analysis with recommendations for zoning changes and capital improvements to facilitate appropriate future development.
- Zoning Code Amendments for Religious Uses to Comply with RLUIPA, Village of Chestnut Ridge, NY
- Lead author for extensive zoning code amendments to liberalize land use controls for places of worship to comply with federal Religious Land Use and Institutionalized Persons Act (RLUIPA). Includes extensive public participation and SEQR analysis.
- Zoning Code Amendments to Implement the Grow the Gateways Plan, Village of Monticello and Town of Thompson, Sullivan County, NY
- Lead author of Zoning Code amendments to promote economic development and enhance design of future projects for the eastern gateway to the Village of Monticello and align districts and standard with the Town of Thompson.
- Comprehensive Plan Implementation and Zoning Amendments, Village of Montebello, NY
- Lead author of Zoning Code amendments to implement zoning district mergers, Environmental Protection Overlay Districts, Historic and Scenic Road standards, and Zoning to Address Religious Issues/RLUIPA.
- Development Review for Planning Board, Village of Woodbury, NY

- Assist Planning Board with development review and SEQRA processes for a major Transit-Oriented Design project with 1400 housing units and mixed uses, adjacent to the Harriman rail station of NJ Transit. Ongoing review of other projects on monthly agendas.
- Development Review for Planning Board, Villages of Chestnut Ridge, Haverstraw and Pomona, NY, City of Glen Cove, NY
- Assist Planning Board and Technical Advisory Committee with all development reviews and SEQRA processes.
- Comprehensive Plan Update and Zoning Ordinance and Map Amendments, Town of Fallsburg, NY
- Assist Town Board and Comprehensive Plan Committee on revisions to the Comprehensive Plan and Zoning Ordinance and Map, including extensive reworking of definitions and standards for religious land uses.

Comprehensive Plan, Village of Chestnut Ridge, NY

Project Manager for Plan update and zoning implementation, including detailed land use recommendations for the Red Schoolhouse Road transportation corridor with access to the Garden State Parkway, subject to commercial development pressure. Includes existing conditions and retail market analysis with recommendations capital improvements to facilitate appropriate future development. Adopted in 2021

Zoning Code Amendments for Religious Uses to Comply with RLUIPA, Villages of Chestnut Ridge, Montebello, and Pomona NY

Project Manager for extensive zoning code amendments to liberalize land use controls for places of worship to comply with federal Religious Land Use and Institutionalized Persons Act (RLUIPA). Included extensive public participation and SEQR analysis. Adopted in 2019 to 2022.

Comprehensive Plan and Local Waterfront Revitalization Program, Village of Haverstraw, NY

Lead Author for Climate Resiliency, Sea Level Rise Adaptation and Historic Preservation components of Comprehensive Plan and LWRP update. Comprehensive Plan adopted 2021.

Previous Experience

GEI Consultants, Inc.

- Coastal Assessment Resiliency Plan, Town of East Hampton, NY - Project Manager of complete coastal resiliency plan for township on the South Fork of Long Island, including the Village of Montauk. With a vulnerability assessment and benefit cost analyses for various climate change adaptation, and recommendations for regulatory reforms and managed retreat policies.
- Belmont Forum/Metropole Project, Broward County, FL, USA, Selsey, West Sussex, UK, and Santos, Brazil
Project Lead for "An integrated framework to analyze local decision making and adaptive capacity to respond to large scale environmental change, using the COAST Approach." Modeled potential building damages from sea level rise and storm surge, and assessed the benefit cost ratios for various climate change adaptations. With the University of South Florida and the National Science Foundation.
- GreenKeys/Islamorada Matters Projects, Monroe County, Islamorada, Key Largo & Stock Island-Key West, FL - Project Lead for use of the COAST approach to model potential building damages from sea level rise and storm surge, and to assess the benefit cost ratios for various climate change adaptations. With Erin L. Deady, P.A. and Stetson University.
- Sea Level Rise Modeling, Vulnerability Analysis and Decision Support, City of South Miami, South Miami, FL
- Project Lead for three case studies on the impacts of sea level rise, storm surge, and inland riverine flooding on buildings and infrastructure over time, including sequencing of risks over time for each section for the collection of assets identified.



RUSTY SCHMIDT LANDSCAPE ECOLOGIST

Location:

Melville, NY

Education

University of MN at Twin Cities,
Master's Degree Landscape
Architecture, 2000

University of MN at Duluth,
Bachelor of Science Biology, Art
and Chemistry, 1993

Certifications:

Certified Professional in Erosion
and Sediment Control (CPESC)

Certified Wetland Delineator from
University of MN Qualifications

Professional Affiliations

MN American Society of
Landscape Architects.

MN Stormwater Assessments and
Maintenance with the St. Anthony
Falls Research Center.

Invasive Plant Sub-Committee,
Town of Huntington.

President, Long Island Native
Plant Initiative

LI Horticultural Society.

Other

Adjunct Professor at Farmingdale
State College

PROFILE

Mr. Schmidt is a wildlife biologist and landscape ecologist with over 30 years of natural resource experience with specific expertise in planning and constructing green stormwater management solutions and native habitat restorations. Mr. Schmidt has completed numerous Water Quality Improvement Plans (WQIP), sustainable park designs, invasive species removal and restoration plans, sustainable master plans for several large campuses, and green infrastructure/stormwater management projects throughout Long Island.

Prior to becoming a Long Island resident, Mr. Schmidt was a Landscape Ecologist with the Washington Conservation District in Minnesota where he designed and built over 100± projects/year dedicated to improving water quality. Prior to working with the District, Mr. Schmidt conducted EIS, wetland delineations, wetland restoration and alternative storm water designs, site planning for new developments/redevelopment projects and habitat restorations for URS Corporation.

Mr. Schmidt has assisted in the design of raingardens, such as the "10,000 Rain Garden Initiative" in Kansas City, Missouri and the Metro Blooms and Blue Thumb Programs in Minnesota. Mr. Schmidt is a co-author of three books on plant selections for stormwater management applications entitled, "Plants for Stormwater Design" Volumes 1 and 2, and the "Blue Thumb Guide to Raingardens".

SELECTED EXPERIENCE

Green Infrastructure Projects

- Design/construction oversight of over 1,000 Green Infiltration Systems of various sizes throughout the US. Recent rain garden and bioretention installations include Ronkonkoma Train Station, Long Island University (C.W. Post Campus), Village of Sag Harbor and Village of Southampton (multiple locations).
- Raingarden Projects on public land from initial project planning through construction and maintenance for the cities of Burnsville, Maplewood, Bloomington, Plymouth, Arden Hills and Minnetonka MN, as well as the Villages of Sag Harbor, Northport, Southampton, and the Towns of Oyster Bay, North Hempstead, East Hampton in Long Island, NY.
- Commercial stormwater management projects for IKEA, Target, BAE Industries, USPS, Stillwater Country Club, various religious institutions, colleges and university campuses.
- Green Initiative Report for the City of Minneapolis, MN, determining where to implement city's green initiatives, such as green roofs, raingardens, bio-infiltration practices and pervious pavements.

- Sub-watershed assessments and WQIP plans for the Villages of Sag Harbor, Northport, and Southampton, City of Glen Cove, and Town of Brookhaven (Tuthills Creek WMP).
- Campus/Park Master Plans – including Shore Road Park (NYC Parks), Sisters of St. Joseph Brentwood campus, Unitarian Universalist Congregation in Shelter Rock.

Sustainable and Restoration Design

- PSEG On-Call (throughout Long Island) - SWPPP inspections, native plant restoration designs, installation oversight and HASP reporting.
- Cliff Fen Park, Burnsville, MN, - designed and implemented a water quality improvement project restoring a historic wetland.
- Sisters of St. Joseph Brentwood Campus - Creation of pollinator habitat under two solar arrays, native meadow and woodland restorations.
- Peconic River Sportsman's Club, Riverhead NY – Planning and installation of a native restoration within the Central Pine Barrens, complying with the Central Pine Barrens Commission restoration standards.
- Old Montauk Highway Invasive Species Removal Master Plan, Town of Montauk, East Hampton - native plant restoration plan for 2-mile stretch of Old Montauk Hwy.
- Shore Road, Village of Kings Point, NY – Invasive species removal and native landscape restoration.
- Manorhaven Nature Preserve, Village of Manorhaven, NY – native woodland and shoreline restoration.
- 10,000+ acres of prairie, woodland and wetland restorations within the Midwest, primarily in Minnesota.

Landscape Architecture and Historic Design

- Shore Road Park, Bay Ridge, Brooklyn – Master Plan
- Manorhaven Preserve, Village of Manorhaven, NY - design and implementation of native restoration and trail.
- St. John's Church, Cold Spring Harbor, NY - Memory and Meditation Gardens.
- Unitarian Universalist Congregation at Shelter Rock, North Hempstead, NY – Design for large gathering spaces for meditation and reflection
- Newtown Creek/No Name Inlet, Brooklyn, NY – Wetland and shoreline restoration planning and conceptual public access designs.
- Freeport Housing Authority, Village of Freeport - Courtyard design.
- Mill Ruin Park, Minneapolis MN – landscape restoration design and installation including focus on the historic features of the mills of Minneapolis.
- Edgewater Park, Minneapolis, MN – park and trail design to establish the historical crossing of the Mississippi River in Minneapolis.
- Centennial Lakes Park, Edina, MN design of a park and lake system.



TAYLOR GARNER, AICP ENVIRONMENTAL PLANNER/GIS MANAGER

Location:

Melville, NY

Education:

Master of Urban Planning with an Environment and Sustainability Concentration, City University of New York at Hunter College, 2017;

Bachelor of Science in Environmental Science, Business minor, cum laude; Villanova University, 2014

Registration/Certifications:

AICP – American Institute of Certified Planners

Professional Affiliations

Member, American Planning Association

Steering Committee Member,
American Planning Association
Long Island Chapter

PROFILE

Taylor Garner, AICP is an environmental planner with 6 years of experience. Ms. Garner has undergone the formal training course in the IMPLAN Economic Modeling System software. She oversees the preparation of fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creation and associated revenues circulating throughout the economy) impact analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has experience in analyzing demographic data and preparing grant applications. She has been involved with comprehensive plans, local waterfront revitalization plans, brownfield development, zoning plans, and public participation and community visioning processes. Ms. Garner is also experienced in the preparation and review of geographic information system mapping, environmental assessment documents, including SEQRA and CEQR documents, and site plan review for the Villages of Southampton and Sag Harbor and the Town of Oyster Bay. Additionally, Taylor has assisted in the preparation of build-out analyses for the Villages of Maybrook and Woodsburgh and the Town of Southampton. Taylor's most recent work includes acting as Assistant Project Manager for the development of a Suffolk County Blueway Trail Plan, and preparation of two blight studies in the Town of Brookhaven.

SELECTED EXPERIENCE

- Port Jefferson Station and Mastic Beach, Blight Studies Town of Brookhaven, NY - Developed an inventory tool to document field conditions utilizing Survey123 and ArcGIS Online software. Tasks included the preparation of maps, synthesis of data from various local agencies, preparation of Blight Study and participation in meetings with Town representatives.
- Hicksville Downtown Code, Town of Oyster Bay, NY - Preparation of zoning code amendments to support the redevelopment of Downtown Hicksville as envisioned in the Downtown Revitalization Initiative Plan. Tasks include preparation of maps, preparation of draft code sections, preparation of a local law and participation in working meetings with Town representatives.
- Suffolk County Blueway Trail Plan, Suffolk County, NY - Developed a public inventory tool that incorporates spatial data for the public to participate with data collection of existing paddling resources, synthesized data and prepared maps detailing the results of data collection, facilitated meetings with the Public Advisory Committee
- Town of Southold Comprehensive Plan Update, Economic Chapter, 2010



SCOTT NEWHART PLANNING ANALYST

Location:

Hudson Valley, NY

Education

Virginia Commonwealth University, Master's Degree in Urban and Regional Planning Concentration in Environmental Planning

Post-baccalaureate Graduate Certificate in Sustainability Planning

James Madison University, Bachelor's Degree in Geographic Science

Certifications:

Professional Affiliations

American Planning Association

PROFILE

Scott Newhart is a Planning Analyst with a focus in environmental review and land use management. He is proficient in Geographic Information Systems (GIS) and associated data collection and analyses. Mr. Newhart has assisted in the development of several Comprehensive Plan updates for municipalities in Westchester, Rockland, Orange, and Ulster counties.

SELECTED EXPERIENCE

Town of Ossining Planning Retainer

- Preparation of all site plan, subdivision, and SEQRA reviews of applications before the Planning Board and Town Board.
- Working on a number of local laws and policies for the Town Board.

Westchester Joint Water Works, Harrison

- Assisting in the document production of the environmental review process (SEQR and NEPA).
- Assisting in land use approvals process for the development of a new water filtration facility in the Town of Harrison.

Village of West Haverstraw Grant Writing Services

- Prepared several county-level and state-level grant applications which the Village of West Haverstraw was awarded to enhance two of the Village's existing parks with murals and sculptures honoring the history of the Village and its multigenerational families.

Town of Tuxedo Planning Retainer

- Assisting in the preparation of all site plan, subdivision, and SEQRA reviews of applications before the Planning Board and Town Board.

Town of Lewisboro, Comprehensive Plan

- Assisting in the preparation of the Town's Comprehensive Plan and associated zoning changes based on the recommendations of the plan.
- Undertaking existing conditions analysis, development of recommendations, and zoning text amendments.

Village of Suffern, Comprehensive Plan

- Assisting in the preparation of the Village's Comprehensive Plan and associated zoning changes based on the recommendations of the plan.
- Undertaking existing conditions analysis, development of recommendations, and zoning text amendments.



NELSON POPE VOORHIS

JUSTIN AMES LEED AP O+M ENVIRONMENTAL SCIENTIST

Location:

Melville, NY

Division:

Environmental Wetlands &
Resource Assessment

Education:

BS Biological Sciences | BS
Environmental Science
State University of New York at
Binghamton, Vestal NY, 2021

Certifications:

LEED AP O+M (2022)

PROFILE

Justin Ames is an Environmental Scientist new to Nelson Pope Voorhis. He recently received his LEED AP O+M certification. He provides technical and field support for projects involving environmental analysis, ecological and wetlands, planning, stormwater management, sustainable landscapes, and natural resource protection. His responsibilities include preparation of scientific and planning studies and impact analysis documents including watershed management plans, municipal separate storm sewer system annual reporting, ecological assessments and SEQRA documents. He also handles processing for wetland permitting and restoration, site plan and building permit applications, SEQRA reviews for land use applications. Justin is also involved in the preparation of materials related to fiscal and economic feasibility studies, and community outreach materials such as surveys and public presentation slides and has specialized capabilities in GIS and graphic software to aid in resource inventory and analysis.

SELECTED EXPERIENCE

ENVIRONMENTAL ANALYSIS

SEQRA/EIS

- Shelter Island Estate, 6 Daniel Lord Road
- 20 Tibbits Lane, Sands Point
- Village of Lake Success Cannabis Legislation - This planning analysis was for the preparation of modifications to the Village of Lake Success zoning code to enable retail dispensation of cannabis in the Village. This project included an evaluation of existing cannabis legislation, determination of appropriate locations for the use in the Village and preparation of a proposed amendment to the Village zoning code to regulate the use. Environmental and planning services included the preparation of a full SEQRA Environmental Assessment Form, determination of environmental significance, discussion and analysis of applicable State, local and federal policies, comparison to relevant examples of similar municipal policies, drafting code recommendations, and preparing figures and mapping.

Land Use / Zoning Code

- Shelter Island Estate, 6 Daniel Lord Road
- 20 Tibbits Lane, Sands Point
- Village of Lake Success Cannabis Legislation
- Brick Cove Marina NPV prepared a regulatory and site feasibility analysis for shoreline improvements, dredging and potential expansion of uses at the Brick Cove Marina site located in the Hamlet of Greenport, Town of Southold. The subject site is 12.32 acres in size and is occupied by an operating marina, residential dwelling, maintenance shop, retail store,

paint shop, pool & pool pump house, three tennis courts, barn and two storage buildings. This site was originally a brick storage yard.

- Shelter Island Estate, 60 Smith
- 35 Peconic Ave., Shelter Island

PLANNING

Community Outreach

- 7 Bayberry Cove Lane, Southampton
- Sisters of St. Joseph

Municipal Planning Review & Board Representation

- Village of Lake Success Cannabis Legislation
- 59 Glover Street, Sag Harbor-HC#100
- 59 Howard Street, Sag Harbor-HC#112

Zoning Code & Design Standards

- Village of Lake Success Cannabis Legislation

Land Use and Zoning (Development)

- Village of Lake Success Cannabis Legislation

PERMITTING

- Shelter Island Estate, 6 Daniel Lord Road
- 20 Tibbits Lane, Sands Point
- Shelter Island Estate, 60 Smith

STORMWATER MANAGEMENT

Municipal Stormwater Planning & MS4 Compliance

- Village of Lake Success Cannabis Legislation (V22X109.001.000)
- Village of Southampton MS4 Stormwater Consulting (Southampton Village MS4 2019)

SUSTAINABLE LANDSCAPE

Education & Training

- Sisters of St. Joseph

Invasive Species Management

- Accabonac Solar Farm Pollinator Meadow

Design & Installation

- Northport Yacht Club Rain Garden
- Fairways at North Hills Landscape & Pool Renovations



SAM JUSTINIANO PLANNING ANALYST

Location:

Hudson Valley, NY

Education

SUNY Oswego, Bachelors Degree in Geochemistry with minors in Mathematics and Business Administration

Articles & Papers:

Structural and Spectroscopic Analysis of Ln(II) 18-crown-6 and Benzo-18-crown-6 Complexes (Ln = Sm, Eu, Yb); Todd N. Poe, Sarah Molinari, Samantha Justiniano, Grace M. McLeod, and Thomas E. Albrecht-Schönzart Crystal Growth & Design 2022 22 (1), 842-852 DOI: 10.1021/acs.cgd.1c01316

PROFILE

Sam Justiniano is a Planning Analyst with a focus on environmental review and grant writing. She is proficient in Geographic Information Systems (GIS) and associated data collection and analyses. Ms. Justiniano has assisted in the development of several Comprehensive Plan updates for municipalities in Westchester, Rockland, Orange, and Ulster counties.

SELECTED EXPERIENCE

Town of Lewisboro, Comprehensive Plan

Sam is assisting in the preparation of the Town's Comprehensive Plan and associated zoning changes based on the recommendations of the plan. Work entails undertaking existing conditions analysis, development of recommendations, and zoning text amendments. In addition, she has worked to help organize public outreach events and develop a vision for the town to help guide the Comprehensive Plan.

Village of Dobbs Ferry

Sam assists in the preparation of all site plan, subdivision, and SEQRA reviews of applications before the Planning Board and Zoning Board of Appeals. She is also working on a number of local laws and policies for the Village Board.

Town of Montgomery

Sam is assisting in the document production of the environmental review process under SEQR. This includes reviewing multiple large DEISs for completeness and providing comments regarding the improvements necessary for such documents.

Village of West Haverstraw Grant Writing Services

Sam helped prepare several county-level and state-level grant applications including one to help support the local fire department in getting necessary exhaust relation equipment.

Village of Chestnut Ridge

Sam is assisting in the preparation of all site plans, subdivision, and SEQRA reviews of applications before the Planning Board and CDRC. She is also shadowing meetings in preparation for attending them in the future.

Village of Ossining

Sam assists with various projects in the Village, including numerous zoning amendments and adoptions. These involve textual amendments as well as the creation of necessary maps using ArcGIS.

PREVIOUS EXPERIENCE

Graduate Teaching Assistant, Virginia Commonwealth University, L. Douglas Wilder School of Government and Public Affairs, Richmond, VA (August 2019- May 2020)

- Provided undergraduate students direction and assistance in VCU's URSP 360: Community and Regional Analysis Using GIS course as well as maintained GIS computer lab office hours to tutor students outside of class periods.
- Assisted a professor in the Urban and Regional Studies/Planning department with a number of research studies, including a nationwide survey of Main Street America communities as well as GIS for a study addressing the rural-urban divide in the U.S.
- Responsible for assisting in the development, administration, and oversight of a variety of the programs and services supported by VCU's L. Douglas Wilder School of Government and Public Affairs Undergraduate Student Services & Advising Office.

GIS Technician Intern, Virginia Department of Transportation, Richmond, VA (June 2019- August 2019)

- Oversaw statewide GIS database management for assessment of VDOT-owned and maintained stormwater best management practices (BMPs) throughout the state of Virginia in order to comply with state and federal pollutant discharge regulations.

RUSSELL Z. SCOTT, PE
SENIOR PARTNER**Department:**

Transportation & Municipal
Engineering

Education:

BSCE, Rensselaer Polytechnic
Institute

Registration/Certifications:

Professional Engineer:
New York

Certified Nuclear
Moisture/Density Equipment
Operator

Continuing Education**Coursework:**

Designing and Implementing
Roundabouts

University of Wisconsin at
Madison (2007)

Work Zone Safety Inspection,
National Highway Institute (2001)

Techniques for Pavement
Rehabilitation, ASCE/FHWA
(2002)

Roadside Design, ASCE (2003)

Certificate in Traffic Engineering,
Polytechnic University (2006)

Professional Affiliations:

American Society of Civil
Engineers (ASCE)

New York State Association of
Transportation Engineers
(NYSATE)

Years with Firm: 20+

Years with Other Firms: 0

PROFILE

Mr. Scott has over 20 years' experience in traffic engineering and civil engineering fields. His responsibilities have included the project management of various traffic signal and roadway projects for the New York State Department of Transportation, Nassau County Department of Public Works, Suffolk County Department of Public Works, private development clients, local Towns and Villages. Tasks have included conceptual layout, alignment computations, drainage design, traffic signal design, grading design and quantity take-off and estimating.

SELECTED EXPERIENCE**Governor's Office of Storm Recovery Projects (GOSR)**

Project Manager for Master Drainage Study projects awarded to Nelson and Pope under NY Rising Community Reconstruction Program of the Governor's Office of Storm Recovery. They included the following:

- Survey, inventory, and drainage infrastructure upgrade plan for the Bellmore/Merrick and Seaford/Wantagh South of Merrick road outfalls, storm drains and bulkhead in the Town of Hempstead.
- Development of a comprehensive drainage infrastructure master plan for the Village of Lindenhurst
- Prepare a Hydrologic and Hydraulic (H&H) drainage improvement study and plan to gain a watershed understanding of the hydrology and hydraulics affecting the Village of East Rockaway and the Hamlet of Bay Park in the Town of Hempstead.

Village of Lindenhurst Culvert Replacement

Project Manager for the GOSR drainage improvement project in which he is overseeing the design and preparation of construction documents for the replacement of twin 24" diameter pipes with a box culvert under Newark Street.

Middle Neck Road Drainage Improvements, Nassau County Department of Public Works

Project Manager responsible for the identification and development of alternatives to address the stormwater quantity/quality issues. The chosen alternative consisted of increasing several pipe sizes and adding drainage structures to increase capacity; increasing efficiency of stormwater interception; supplement the existing 4'x4' box culvert with an additional 4'x4' box culvert; and reconstruct concrete lined channel downstream of headwall. Construction plans, specifications and estimates were prepared for the approved alternative.

Town of Oyster Bay

Syosset Streetscape & Walkability Improvement Project

Nelson & Pope has been retained by the Town of Oyster Bay for a project to improve pedestrian walkability, accessibility and safety in the heavily congested downtown Syosset commercial area. Mr. Scott served as the Project Manager for this TEP project which included the preparation of the Design Approval Document, design of new pedestrian crosswalks and upgrade of existing pedestrian crossings; installation of decorative pavers at pedestrian crossings; creation of pedestrian safe havens; installation of decorative lighting; creation of green spaces through the planting of street trees and planters; replacement of large areas of concrete sidewalk with decorative paving stones and the installation of benches, trash receptacles & directional signage.

Massapequa Park Drainage, Massapequa

Mr. Scott was a project engineer involved in the study and design of drainage improvements for Park Avenue located in the Village of Massapequa. A range of alternatives was developed in an effort to reduce the volume of runoff diverted to the Village street network at Park Lane/ Pennsylvania Avenue. The project also consisted of the design and preparation of the roadway improvement plans which included roadway plan and profile sheets, along with the preparation of detailed construction quantity takeoff and construction bid documents.

Colony Lane Area Roadway Improvements, Syosset

This project entailed the study of existing storm drainage systems, topographic survey of existing conditions and a comprehensive design report for approximately eight miles of Town owned roadways in Syosset along with three Nassau County owned recharge basins. Mr. Scott's tasks include organizing and coordinating the field personnel in collection of storm drainage system as-built information, creating a drainage study plan, developing a preliminary design for drainage improvements, analysis of existing recharge basins, preparation of a comprehensive design report including description of typical existing roadway features and conditions and identification of non-standard or deficient design elements. Also included in the report are alternative solutions and recommendations to address deficiencies in the existing drainage system and roadway construction.

Libby Avenue and Peachtree Lane Area Improvements, Hicksville

Mr. Scott was involved in the design of roadway and drainage improvements for residential streets located in Hicksville. The project consisted of topographic surveying and inventory of existing drainage structures as well as the preparation of detailed plan and profile drawings illustrating the proposed improvements (pavement reconstruction, re-profiling of roadway to eliminate low points, construction of combination curb and gutter, reconstruction of curb, sidewalk and driveway reconstruction in various locations). Also included in the project was a detailed construction quantity takeoff and preparation of bid documents.

Town of Hempstead

Bedford Avenue Area Drainage and Roadway Improvements, Hempstead

The project entailed the study and analysis of the existing drainage system within a mile of a residential neighborhood in conjunction with the development of a project design report and preparation of contract documents and specifications. Mr. Scott's responsibilities included analyzing the existing drainage system to determine the need for modifications, generating new roadway profiles to improve storm drainage flow and determining the amount of restoration necessary outside the roadway section.

Bay Drive Area Drainage and Roadway Improvements, Hempstead

This project entailed the study and analysis of the existing drainage system within a residential neighborhood in conjunction with the development of a project design report that described existing conditions such as geometry, pavement condition, traffic control devices, etc. Mr. Scott's tasks included analyzing the existing drainage system to ascertain any necessary modifications, generating new roadway profiles to improve storm drainage flow, developing an improved centerline profile, preparing construction plans, contract documents and specifications.

Town of Brookhaven

Shore Road Stormwater Infrastructure Improvements, Mt. Sinai

Project Manager for this NYSDOT grant funded project to progress stormwater infrastructure improvements along Shore Road between Mt. Sinai-Coram Road and Rocky Hill Road in Mt. Sinai. The project area is adversely impacted by stormwater runoff and by erosion of Shore Road where it borders Mt. Sinai Harbor. The goal of the project is to provide working solutions through green infrastructure stormwater management practices and shoreline stabilization using a combination of structural and natural techniques in order to establish a more appropriate and functional interface between the natural resources of Mt. Sinai Harbor and the transportation linkage provided by Shore Road. The overall project is expected to have significant benefits in reducing pollutant load to Mt. Sinai Harbor, and will improve aesthetics and function of the existing road infrastructure.

Amagansett Drive Storm Drainage

Design Engineer for this project which involved studying and improving the storm drainage facilities in the vicinity of Amagansett Drive in the Sound Beach area. The study consisted of defining tributary areas and different alternatives for water quality treatment of stormwater runoff. This project also included the design of water quality drainage devices, slope stabilization of an existing washed-out bluff, and outfall protection, preparation of construction documents, procuring NYSDEC permits, and assisting the Town of Brookhaven during the bid phase.

Pavement Marking Program, Various Locations

Nelson & Pope was retained by the Town of Brookhaven to provide traffic engineering/technical services in relation to the Town's annual pavement marking program. The firm has been involved in these tasks continuously since 1993. Mr. Scott was involved in the preparation of preliminary and final pavement marking layouts and performed field inspections during the installation phase for specified intersection locations within the Town of Brookhaven.

Suffolk County

Improvements at the Intersections of CR 51 @ CR 94 and CR 63 @ CR 104/NYS 24, Riverhead, Suffolk County

Mr. Scott provided engineering assistance for the initial three concepts on this Suffolk County Department of Public Works intersection improvement project which entails the reconfiguration of the existing traffic circle into a modern roundabout along with other related traffic improvements. He is now serving as the Project Manager to develop additional concept, perform additional analysis and will progress the preliminary and final design. The project will entail analyzing traffic counts and data, creating and applying growth factors to the traffic data and, using VISSIM software, determining the lane configurations needed to achieve an acceptable level of service for a modern roundabout in an effort to address traffic congestion and safety concerns in the downtown Riverhead area.

Pavement Resurfacing of the North and South Service Roads of the Long Island Expressway (ARRA Funding), Suffolk County

Mr. Scott served as Project Manager for the construction inspection support aspect for Pavement Resurfacing for the North and South Service Roads of the LIE, from the vicinity of Washington Avenue (North)/CR 7, Wicks Road (South) to the vicinity of CR 93, Ocean Avenue; and the North and South Service Roads of the LIE, from the vicinity of CR 93, Ocean Avenue to the vicinity of CR 83, North Ocean Avenue. These resurfacing projects include drainage repair where necessary, full-depth repair where necessary, spot milling, resurfacing, minor guide rail repair, signing and pavement markings.

Nassau County

Meadow Lane/Marbridge Road Flooding Mitigation

Mr. Scott was Project Manager for this Nassau County Department of Public Works project which entailed performing a detailed investigation and report for recommendations to mitigate significant flooding conditions on Meadow Lane in the vicinity of Marbridge Road in Lawrence which occurred during storm events. The Meadow Lane/Marbridge Road/Causeway Road drainage area is located in the Incorporated Village of Lawrence in the

vicinity of the Larwence Golf Club and Bannister Creek, which discharges into Reynolds Channel near the Atlantic Beach Bridge. N&P inventoried the existing drainage system within the project limits and identified potential drainage issues, and subsequently developed and evaluated feasible corrective alternatives including related costs and implementation requirements and constraints.

Resurfacing Various County Roads (PIN 0760.10 & PIN 0760.13) – Nassau County

Mr. Scott was the Project Manager for two Nassau County resurfacing projects. Mr. Scott oversaw the engineering services, which entailed review of pavement, curb and pavement marking conditions; location of utilities, drainage, sewer and traffic signal castings within roadway pavement; preparation of plans, Design Approval Documents, specifications and engineer's estimate for cost of construction.

Glen Cove Road & Northern Boulevard Intersection Improvements, Greenvale

Involved with the preparation of construction plans, specifications, acquisition maps, detailed quantity takeoff and cost estimates for the realignment of portions of the intersection. Provided design services including intersection grading, drainage, roadway widening, resurfacing and milling, traffic signal modifications, pavement markings, signing, maintenance and protection of traffic, side street reconstruction, parking lot realignment and restoration and utility relocations.

Hempstead Avenue, West Hempstead

Involved in a study of roadway and drainage improvements for approximately 1.5 miles of Hempstead Avenue. The study consisted of different alternatives for a new positive drainage system and road surface improvements. Detailed quantity takeoffs and estimates were given for each alternative. Mr. Scott was also responsible for the design and preparation of the roadway improvement plans which will include roadway profile, drainage design, asphalt overlay, concrete panel rehabilitation, etc.

New York State Department of Transportation

Various Roadway Improvement Plans for NYSDOT, Nassau and Suffolk Counties

Mr. Scott's responsibilities included various design tasks including typical sections, MPT details, pavement widening, traffic signal plans, grading, pavement markings and drainage. He was also responsible for the preparation of plans in AutoCAD.

Various SCDPW, NCDPW and Town Roadway Improvement Permit Plans, Nassau and Suffolk Counties

Mr. Scott was involved with the preparation and design of traffic signal and traffic signal modification plans for private developers and municipalities in Suffolk County.

Traffic Signal Projects, Various Locations

(NYSDOT, Nassau County, Suffolk County, Town of Brookhaven)

These projects include the design of traffic signals from modifications to existing traffic signals to completely new traffic signals throughout Long Island. Mr. Scott's tasks include developing construction plans illustrating the proposed improvements with appropriate State, County or Town item numbers and details, including the location of traffic signal poles, pedestrian signal poles, pullboxes, detector loops, proper signal head placement, sizing of steel conduit, wiring diagrams, spacing diagrams, sequence diagrams. Traffic signal as-builts were prepared once the construction of the traffic signal was complete.

THOMAS F. LEMBO, PE
SENIOR PARTNER**Department:**

Water & Wastewater Engineering

Education:

BSCE Manhattan College

Registration/Certifications:

Professional Engineer:
New York

Professional Engineer:
Florida

Professional Affiliations:

New York Water Environment
Association
(NYWEA)

Water Environment Foundation
(WEF)

Years with Firm: 22

Years with Other Firms: 3

PROFILE

Thomas Lembo is presently the Partner providing general oversight and quality assurance for the Water & Wastewater Engineering Department at Nelson + Pope. Mr. Lembo's duties include implementation and management of both design and construction phases of sewage treatment plants, pump station and force mains, chemical containment projects, collection systems, water distribution systems and site development projects. Mr. Lembo represents the firm at meetings with various clients, municipal review, and approval agencies.

SELECTED EXPERIENCE**Suffolk County Department of Public Works (SCDPW) - Nob Hill Wastewater Treatment Plant (SCSD No. 15), Islandia, NY***Principal in Charge*

Nelson + Pope was retained by the Suffolk County Department of Public Works to provide the engineering design and full-time construction inspection services of the wastewater treatment plant tank rehabilitation project. Mr. Lembo provided:

- overall management and project oversight
 - technical design concepts and oversight
 - inspection staff management
- fiscal oversight of the construction contract
- technical oversight of the contractor
- project liaison with SCDPW.

Services provided included preparation of the detailed design, issuance of construction bid documents, responses to contractor Request for Information/Clarifications, preparations of Engineer's Field Instruction and ensuring contractor compliance with Suffolk County Department of Public Works rules and regulations. The project included several alternative designs to assist the contractor in overcoming unforeseen field conditions as well as providing the SCDPW with cost effective design solutions to remain within the capital contract cost.

Suffolk County Department of Public Works - Windwatch STP Expansion (SCSD No. 13), Hauppauge, NY

Nelson + Pope was retained by a consortium of developers to upgrade the existing Windwatch STP. The scope of the project included preparing feasibility reports for several design scenarios, technical design report development, contract plans and specifications development. Mr. Lembo provided:

- overall management and project oversight
 - design concept development
 - constructability reviews

- value engineering analyses
 - bid analysis for Consortium approval
- fiscal oversight of the project
- technical oversight
- project liaison between SCDPW and the consortium

Several iterations of the design were contemplated during the scoping process, which included the connection of two failing STPs as well as additional flow requirements of two in district connections. An additional challenge of the project is the need to service the existing capacity during the construction phase of the project. This facility, with a design flow rate of 650,000 gpd, will serve a design population of 8,666 capita.

Spectrum/WCI Communities - Encore Lake Grove Wastewater Treatment Plant, Lake Grove, NY

Principal in Charge

Nelson + Pope was retained by Spectrum/WCI to provide the engineering design and full-time construction inspection services of the wastewater treatment plant project. The STP was required to support the development of a planned retirement community. Mr. Lembo provided:

- overall management and project oversight
 - technical design concepts and oversight
 - inspection staff management
- fiscal oversight of the construction contract
- technical oversight of the contractor
- facility commissioning services
- project liaison with SCDPW.

This facility, with a design flow rate of 65,000 gpd, serves a design population of 866 capita.

Simon Properties - Smith Haven Mall STP Expansion, Lake Grove, NY

Nelson + Pope was retained by Simon Properties Group to provide the engineering design and full-time construction inspection services of the wastewater treatment plant project. The STP was required to support the expansion of the Mall to add a lifestyle component to the existing site. Mr. Lembo provided:

- overall management and project oversight
 - technical design concepts and oversight
 - inspection staff management
- fiscal oversight of the construction contract
- technical oversight of the contractor
- facility commissioning services
- project liaison with SCDPW.

Village of East Hampton Feasibility Study

N+P is providing engineering services to perform a feasibility study to evaluate wastewater treatment solutions and/or a new sewage treatment plant option to service the commercial hubs of the Village's downtown. The objective of the feasibility study is to define the most efficient method of sewage disposal for the redevelopment of the commercial area with mixed use residential, commercial, and institutional uses.

Suffolk County Department of Public Works (SCDPW) Sewering Port Jefferson Station

N+P is providing professional engineering services for Sewering of Port Jefferson Station. N+P will develop a design that will lead to implementation of the recommendations of the Feasibility Report for Port Jefferson Station including any adjustments needed, specifically, N+P will prepare construction level documents including design reports, plans and specifications for the gravity collection system for the service area and pump station and force main design documents to convey flow to Tallmadge Woods STP – SCSD #2.

THOMAS C. DIXON, P.E.
SENIOR PARTNER**Department:**

Civil & Site Engineering

Education:

BSCE, Lehigh University

MSEEnv, Manhattan College

Registration/Certifications:

Professional Engineer:
New York

Professional Engineer:
Connecticut

US Coast Guard Master Inland

Professional Affiliations:

New York Water Environment
Association

Water Environment Federation

American Society of Civil
Engineers

Years with Firm: 25

Years with Other Firms: 3

PROFILE

As Supervising Partner of the Civil & Site Engineering department, Mr. Dixon is responsible for project management of institutional, multi-family, single-family, commercial, industrial, and waterfront site development projects for private and municipal clients. Mr. Dixon is responsible for managing client relationships, maintaining project budgets and schedules, supervising, and directing design staff, and marketing to potential clients. Mr. Dixon's typical assignments include preparation of proposals including scope of work, budget, and schedule; supervision, scheduling, and coordination of design staff; preparation of conceptual layouts; review of plans, maps, calculations, and reports prepared by design staff; securing approvals and permits from regulatory agencies; attendance at project meetings; testimony at public hearings; and preparation and review of project invoices.

SELECTED EXPERIENCE**Philip B. Healey Beach Bulkhead, Oyster Bay**

Supervising Partner for project which provided engineering and surveying services to the Town of Oyster Bay for the removal of 480 l.f. of deteriorated wooden bulkhead and replacement with vinyl sheet pile bulkhead. The project also included drainage system removal and relocation; erosion and sediment control plan; reconstruction of the playground area; removal of existing turf and topsoil; replacement with clean sand fill and planted with American beach grass; removal and replacement of concrete sidewalk and installation of new concrete walkways.

Indian Head Golf Park, Kings Park, Town of Smithtown, NY

Project Manager for a remediation project at the Indian Head Golf Park. The Park is located at the former site of the Town of Smithtown Landfill. Imported fill to the site for construction of a miniature golf park was discovered to contain construction and demolition debris. Under a NYSDEC Consent Order, the construction and demolition debris is being capped. Nelson & Pope is preparing the Work Plan for the capping.

Medford Hamlet Assisted Living, Medford, Town of Brookhaven

Project Manager for a remediation project at The Medford Hamlet Assisted Living site. This site was formerly utilized as an unpermitted sand mine and solid waste management facility. These activities resulted in the placement of construction and demolition debris. A Facility Closure Plan was prepared which included capping of the construction and demolition debris.

Huntington Hospital, Town of Huntington, NY

Project Manager for the phased expansion of the Huntington Hospital. Mr. Dixon was responsible for supervising the preparation of site improvement documents for a 70,000 SF southwest building addition and securing the

necessary permits from the Town and other regulatory agencies. Mr. Dixon is presently supervising the preparation of site improvement documents for a 475 car, two-level parking garage and securing site plan approval from the Town. He is also assisting the Hospital with bid administration including review and responding to contractor requests for information.

SUNY at Stony Brook - Site Improvements @ South Campus

Project Manager for this project providing civil/site engineering for the South Campus. These improvements were designed to create a more pedestrian-friendly environment by providing new walks for students and staff. Improvement to roadway and parking areas were also developed to provide additional parking. ADA accessible parking stalls and access aisles are also being provided.

SUNY at Stony Brook, Simon Center for Geometry & Physics, Stony Brook, NY

Project Manager for a 42,000 SF building addition to house a new Center for Geometry and Physics. Mr. Dixon was responsible for supervising the preparation of site improvement documents. The project involved drainage, sanitary, water and utility design as well as a concrete retaining wall design. Due to site constraints, a sewage ejector station was necessary to discharge sanitary and kitchen waste to the sewer system. Mr. Dixon coordinated with the MEP on the sewage ejector station and also supervised the design of the force main. Mr. Dixon was also responsible for providing construction related services.

Avalon Bay at Mitchel Field, Garden City, Town of Hempstead, NY

Project Manager for the redevelopment of 17 acres of the Mitchel Field Navy property as a residential development containing 200 multi-family units and 20 single-family homes. Mr. Dixon was responsible for preparing site improvement documents and securing necessary approvals from the Town, including change of zone, variances and site plan. The project also involved the design and construction documents for 7,000 LF of public water main. Mr. Dixon also supervised the preparation of a Stormwater Pollution Prevention Plan for the development.

California Beach, Incorporated Village of Poquott, NY

Project manager for the park and shoreline restoration and improvements at the California Beach Village Park. Mr. Dixon was responsible for supervising the design and preparation of plans for new drainage facilities, a stone sea wall, boat ramp, and other parking lot improvements. Mr. Dixon presented this project to the Village residents at a public meeting. During construction, Mr. Dixon coordinated services including submittal review, responding to requests for information, observations and measurements, payment requisitions and closeout.

Bellport Golf Course Shoreline Stabilization, Village of Bellport, NY

Project Manager for a shoreline stabilization project along the waterfront of Bellport Golf Course. Mr. Dixon was responsible for supervising the preparation of New York State Department of Environmental Conservation permit plans and construction documents. The scope of work included a stone revetment and bluff stabilization as well as repairs to a timber bulkhead. During construction, Mr. Dixon coordinated and provided services including review of submittals, responding to requests for information, observations, measurements, and project closeout.

Shore Road Revetment and Scotts Cove Culvert, Setauket, NY

Mr. Dixon served as the Project Manager for this Town of Brookhaven Highway Department project for which construction documents were prepared. The project included 1000 feet of stone revetment replacement along Shore Road in Setauket. In conjunction with the revetment replacement, the adjacent roadway facilities were repaired and included asphalt pavement rehabilitation and utility relocations. The project also included the full replacement of an existing culvert at Scott's Cove between an upland pond and a tidal water body. The culvert replacement required securing necessary permits from the NYSDEC and Army Corps of Engineers.

ASHLEY CRESPO-CALAMIA

LANDSCAPE ECOLOGIST

Department:

Civil & Site Engineering

Education:

Master of Landscape
Architecture, SUNY College of
Environmental Science and
Forestry (SUNY ESF), 2021

Bachelor of Arts Degree in
Architecture and Earth Science
(double major), Landscape
Studies (minor), University of
Pennsylvania, 2017

Professional Affiliations:

American Society of Landscape
Architects (ASLA)

Awards/Recognitions:

2022 Distinguished Student
Award for NY Upstate ASLA
Chapter

2021 Journal of Digital Landscape
Architecture Award of Scientific
Excellence in recognition of
article reflecting the innovative
application of game design
software on tree modeling

Scientific Publications:

Ackerman, A., Crespo, A.,
Auwaerter, J., and Foulds, E.
(2021), Using Tree Modeling
Applications and Game Design
Software to Simulate Tree
Growth, Mortality, and
Community Interaction. In:
Journal of Digital Landscape
Architecture, 6-2021, pp.
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705-2, ISSN 2367-4253, e-ISSN
2511-624X

Language Skills

Fluent in Spanish

PROFILE

Ms. Crespo-Calamia contributes professional landscape planning and graphic expertise for Nelson + Pope and NPV's sustainable landscape design services. As a Landscape Ecologist, she regularly assists with environmental monitoring visits focusing on habitat composition, delineation, and field assessments for a variety of terrestrial and marine habitats across Long Island. Her design work focuses on the creation of landscape plans, construction specifications, cost estimating and construction oversight and inspection. Her graphic skills are used to bring redevelopment concepts to life creating 3D views, photo simulations, and shadow studies. Ms. Crespo-Calamia integrates the existing environment and proposed landscaping with the built environment through site analysis, model making and preparation of graphic illustrations, particularly for public presentation and use. She designs promotional, educational, and environmental signage for rain gardens, solar arrays, parks and institutional properties.

SELECTED PROJECT EXPERIENCE**Wetlands**

- Excel at Woodbury, Woodbury NY, – Wetland mitigation planting plan
- PSEG On-Call Wetlands delineations and wetlands permitting (various utility projects throughout Long Island)
- Wetland Restoration Landscape Plans – Private residential homes, various locations Nassau & Suffolk Counties

Ecological Surveys

- Kings Point East Shore Road, Kings Point, NY – Vegetation inventory and invasive species management identification
- Newtown Creek, Long Island City, NY – Wetland delineation and vegetation survey
- Sisters of St. Joseph, Brentwood, NY – Southern Pine Beetle forest survey and management
- Lewis Road PRD, East Quogue, NY – Threatened and endangered species surveys, Central Pine Barrens restoration plan

Sustainable Landscape

- Newtown Creek, Long Island City, NY – Conceptual wetland restoration through a passive park design
- Manorhaven Nature Preserve, Manorhaven, NY – Development of educational signage and installation of native plants
- Sisters of St. Joseph, Brentwood, NY – Installation and maintenance of solar array meadow
- Sisters of St. Joseph, Brentwood, NY – Sustainable Masterplan research and compilation
- Unitarian Universalist Congregation at Shelter Rock, Manhasset, NY – Sustainable Master Plan development

Green Infrastructure Design

- Ronkonkoma Train Station, Ronkonkoma NY – Rain Garden Education Signage
- Residential rain garden design across Long Island

Landscape Architecture:

- Unitarian Universalist Congregation at Shelter Rock, North Hempstead NY – Design native pollinator garden, master plan development and invasive species management
- Commercial landscape design with focus on native plantings and sustainable water management
- Residential rain garden design across Long Island