



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: SEPTEMBER 22, 2020
AGENDA ITEM SECTION: MATTERS REQUIRING ACTION
AGENDA ITEM NO. : 1
AGENDA ITEM: CONSIDER A MOTION TO APPROVE CONTRACT WITH BFI PLANNING, 115 FIFTH AVENUE, NEW YORK, NY FOR PROFESSIONAL SERVICES
ITEM BACKUP DOCUMENTATION: <ol style="list-style-type: none">1. LETTER AND ATTACHMENTS DATED SEPTEMBER 2, 2020 FROM MR. FRANK S. FISH, FAICP/PRINCIPAL BFI PLANNING TO MR. EDMOND MANLEY/VILLAGE ADMINISTRATOR

ITEM BACKUP DOCUMENTATION:

1. LETTER AND ATTACHMENTS DATED SEPTEMBER 2, 2020 FROM MR. FRANK S. FISH, FAICP/PRINCIPAL BFI PLANNING TO MR. EDMOND MANLEY/VILLAGE ADMINISTRATOR

September 2, 2020

Edmond Manley, Village Administrator
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY 10522

Re: SEQR Review of Children's Village Redevelopment

Dear Ed,

We are happy to submit this proposal/contract as a follow-up to our site visit with you and at the request of Dan Pozin, Legal Counsel to have this proposal in place prior to the Village Board's September 8, 2020 meeting. We understand that the Village is seeking a qualified transportation and environmental planning firm to undertake a review of the private redevelopment proposal for two lots located on the Children's Village property that includes the construction of approximately 200-250 multi-family units and a senior/assisted living facility of approximately 100-150 units. The proposed project will most likely require the following approvals:

- Zoning Amendments: the applicant's attorney has suggested the possibility of an overlay zone.
- Subdivision: we understand that two lots are being proposed—one for the apartments and one for the assisted living facility.
- Site plan review—both lots would be subject to site plan review.
- SEQR: the entire development proposal is subject to the State Environmental Quality Review (SEQR) process. This will require an environmental assessment form (EAF). We expect that key components of the EAF will require traffic review, public school children and drainage issues among others.

Our key team would include myself, our transportation principal Georges Jacquemart, and our environmental planning principal Sarah Yackel. We would be supported in this effort by two project planners Silvia Del Fava and Mark Freker. Resumes for each of the key staff identified herein can be found in attachment A.

We have extensive experience providing similar services in many other Westchester communities including Tuckahoe, Briarcliff, Pleasantville, Tarrytown and Mamaroneck (see attached project experience pages in Attachment B). We have also

CHARLOTTE, NC
CHATHAM, NJ
CHICAGO, IL
NEW YORK, NY
PITTSBURGH, PA
STAMFORD, CT
WASHINGTON, DC

PAUL BUCKHURST AIBA
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP
SARAH K. YACKEL AICP
SUSAN FAVATE AICP, PP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
F. 212.353.7494

WWW.BFJPLANNING.COM

previously worked in Dobbs Ferry on the review of the proposed Stop and Shop expansion.

We suggest asking for an escrow account of \$25,000 from the applicant. We would bill the Village against the attached public billing rates on a monthly basis (see Attachment C). This should be sufficient to cover meetings over the next three to four months or up to the SEQR determination of significance (adoption of a negative declaration or positive declaration). If an EIS is required a separate SEQR escrow is then provided for in the SEQR regulations and any additional work would be provided under separate cover.

Also attached (Attachment D) is a standard addendum to cover the work involved. Your counter-signature below will allow this to serve as a contract between the Village and BFJ Planning for the scope of work outlined above. Please don't hesitate to contact me at 212-353-7476, on my cell at 917-826-9942, or via email at f.fish@bfjplanning should you have any questions or need additional information.

We look forward to working with the Village on this project.

Sincerely,



Frank S. Fish, FAICP
Principal

Agreed to:

Edmond Manley, Village Administrator
Village of Dobbs Ferry

Date:

Attachment A

Resumes

Frank S. Fish FAICP

PRINCIPAL



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

SELECT PROJECT EXPERIENCE

EDUCATION

Master of Science, Planning, Pratt Institute

Bachelor of Arts, Political Science, Boston College

Associate of Arts, Classics, St. Thomas Seminary

MEMBERSHIPS

Fellow, American Institute of Certified Planners

Board Member, New York Planning Federation

Past Commissioner, AICP Commission

Past President, New York Metropolitan Chapter APA

Past President, American Society of Consulting Planners

TEACHING

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

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

AWARDS

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

HARRISON COMPREHENSIVE PLAN

Town/Village of Harrison, New York

42 BROAD STREET WEST LAND USE AND SEQR APPROVALS

City of Mount Vernon, New York

101 WOLFS LANE LAND USE AND SEQR APPROVALS

Village of Pelham, New York

THE POINTE TOD LAND USE AND SEQR APPROVALS

City of Mount Vernon, New York

PORT CHESTER COMPREHENSIVE PLAN AND ZONING CODE UPDATE

Village of Port Chester, New York

TARRYTOWN WATERFRONT

Tarrytown, New York

TUCKAHOE ZONING CODE REVISIONS

Village of Tuckahoe, New York

REVLON PROPERTY SITE PLAN REVIEW

Village of Tuckahoe, New York

YONKERS HOUSING REVITALIZATION STRATEGY

Yonkers, New York

BRONXVILLE MASTER PLAN AND ZONING ORDINANCE UPDATE

Bronxville, New York

BARD COLLEGE MASTER PLAN AND PERFORMING ARTS CENTER

Annandale-on-Hudson, New York

NY RISING COMMUNITY RECONSTRUCTION PROGRAM

New York

MAMARONECK MASTER PLAN UPDATE

Mamaroneck, New York

PAWLING MASTER PLAN AND ZONING CODE

Pawling, New York

CROTON-ON-HUDSON COMPREHENSIVE PLAN

Village of Croton-on-Hudson, New York

EAST FISHKILL PLANNING ADVISORY

East Fishkill, New York

COLD SPRING HARBOR LABORATORY

Laurel Hollow, New York

ROUTE 25A COMMUNITY VISIONING LAND USE PLAN

Town of Brookhaven, New York

NASSAU COUNTY COMPREHENSIVE MASTER PLAN UPDATE

Nassau County, New York

GARDEN CITY ZONING STUDY OF COUNTY PROPERTIES

Garden City, New York

HEMPSTEAD NEIGHBORHOOD IMPROVEMENT PLAN

Hempstead, New York

NORTH HEMPSTEAD MASTER PLAN

North Hempstead, New York

ROCKVILLE CENTRE CODE REVISION

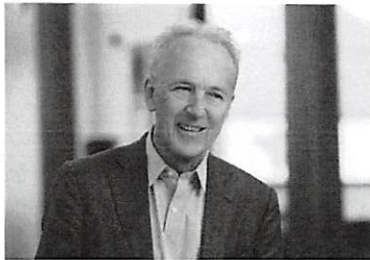
Rockville Center, New York

GRAND CENTRAL TERMINAL TRANSFER OF DEVELOPMENT RIGHTS

New York, New York

Georges Jacquemart PE, AICP, PP

PRINCIPAL



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

PROJECT EXPERIENCE

EDUCATION

Civil Engineering Diploma, Transportation,
Federal Polytechnic School of Lausanne,
Switzerland
Post-Graduate Coursework, Systems
Analysis, Federal Polytechnic School of
Lausanne, Switzerland
Master of Science, Urban Planning,
Stanford University

REGISTRATION

Licensed professional engineer, New
York, New Jersey and California
American Institute of Certified Planners
New Jersey Certified Professional Planner
(PP)

TEACHING AND PROFESSIONAL DEVELOPMENT

Pratt Institute; Adjunct Professor of
Transportation Planning (1996-2017)
New York University Robert F. Wagner
Graduate School of Public Service;
Adjunct Professor of Transportation
Planning (2002-2008)
Princeton University Woodrow Wilson
School of Public Service; Guest Speaker
Columbia University School of
Architecture, Planning and Preservation;
Guest Speaker
University of Sao Paulo; Guest Speaker

Traffic Impact & Circulation

**CON EDISON SHERMAN CREEK WORKOUT
CENTER TRAFFIC AND PARKING STUDY**
Sherman Creek, New York
Role: Principal

IKEA TRAFFIC STUDY REVIEW
New Rochelle, New York
Role: Principal

PRINCETON UNIVERSITY LAKE CAMPUS
Princeton, New Jersey
Role: Principal

JAMAICA TRANSPORTATION STUDY
Queens, New York
Role: Principal

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

**70 MEMORIAL PLAZA TRAFFIC AND SHARED
PARKING REVIEW**
Pleasantville, New York
Role: Principal

ROUTE 9W CORRIDOR MANAGEMENT PLAN
Marlborough and Lloyd, New York
Role: Principal

BRONXVILLE ROUNDABOUT STUDY
Bronxville, New York
Role: Principal

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

**WESTCHESTER PAVILION TRAFFIC AND
SHARED PARKING STUDY**
White Plains, New York
Role: Principal

Parking Studies

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

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

**WASHINGTON SQUARE DEVELOPMENT AND
PARKING STUDY**
Mamaroneck, New York
Role: Principal

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

DOWNTOWN REVITALIZATION PLAN
Waterville, Maine
Role: Principal

Transit Planning and Transit- Oriented Development

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

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

**"MOBILE NR" ON-DEMAND SHUTTLE
FEASIBILITY STUDY**
New Rochelle, New York
Role: Principal

Pedestrian and Bicycle Planning

**PRINCETON UNIVERSITY LAKE CARNEGIE
BICYCLE BRIDGE**
Princeton, New Jersey
Role: Principal

UNION SQUARE PEDESTRIAN STUDY
New York, New York

Sarah Yackel, AICP

PRINCIPAL



EDUCATION

Master of Science in Urban Planning,
Graduate School of Architecture, Planning
and Preservation, Columbia University

Bachelor of Arts, Environmental Studies
and Political Science,
Binghamton University

REGISTRATION

American Institute of Certified Planners
The American Planning Association

MEMBERSHIPS

New York Metro Chapter of the American
Planning Association

Sarah Yackel is an urban planner with more than seventeen years of experience in environmental review, land use planning and zoning. Ms. Yackel has extensive expertise in the preparation of comprehensive plans, waterfront plans, and zoning regulations throughout the Metropolitan and Mid-Hudson regions. In addition, Ms. Yackel heads up BFJ's environmental review practice group and has broad knowledge of the environmental impact review and assessment processes, including the management, preparation and review of environmental review documents at all levels of government, public consultation and scoping, and development of effective mitigation strategies. Ms. Yackel has managed a large variety of projects ranging in size and geography, from large-scale urban redevelopment projects to small scale projects in suburban/rural areas. Prior to joining BFJ, Ms. Yackel worked as a planner at the Municipal Art Society (MAS) of New York and at Environmental Science Associates, a San Francisco based environmental planning firm. Ms. Yackel served as the Chair of the New York Metro Chapter of the American Planning Association's (APA) Awards Committee from 2010 to 2015, as Vice President for Committees from 2012-2014, and as Vice President for Professional Development from 2006-2008. Ms. Yackel was awarded the "Floyd Lapp Award" for distinguished service by the APA NY Metro Chapter in 2008. Ms. Yackel has also been a guest lecturer in environmental planning at New York University Robert F. Wagner Graduate School of Public Service and Baruch College.

PROJECT EXPERIENCE

DOWNTOWN REVITALIZATION INITIATIVE

Glens Falls, Watkins Glen, New York
Role: Principal-in-Charge

ASHBURTON AVENUE MASTER PLAN AND URBAN RENEWAL PLAN GEIS

Yonkers, New York
Role: Project Manager

NEW ROCHELLE WATERFRONT OVERLAY DISTRICT (DO-7 ZONE) CODE AND ZONING MAP AMENDMENTS GEIS REVIEW

New Rochelle, New York
Role: Principal-in-Charge

VILLAGE OF PORT CHESTER COMPREHENSIVE PLAN AND ZONING GEIS REVIEW

Port Chester, NY
Role: Principal-in-Charge

NEW ROCHELLE DOWNTOWN OVERLAY ZONE PLANNING AND SEQR REVIEW

New Rochelle, New York
Role: Project Manager

NEW ROCHELLE COMPREHENSIVE PLAN, ZONING CODE UPDATE, AND GEIS

New Rochelle, New York
Role: Project Manager

POUGHKEEPSIE LWRP

Poughkeepsie, New York
Role: Principal-in-Charge

60 S. BROADWAY REZONING GEIS

White Plains, New York
Role: Principal-in-Charge

NEW ROCHELLE LWRP

New Rochelle, New York
Role: Project Manager

MOUNT KISCO COMPREHENSIVE PLAN AND REZONING GEIS

Mount Kisco, New York
Role: Principal-in-Charge

PORT CHESTER LWRP

Port Chester, New York
Role: Project Manager

CITY OF HUDSON LWRP AND GEIS

Hudson, New York
Role: Project Manager

ROCKLAND COUNTY COMPREHENSIVE PLAN GEIS

Rockland County, New York
Role: Project Manager

CITY OF YONKERS DOWNTOWN FORM-BASED CODE REZONING GEIS

Yonkers, New York
Role: Project Manager

Silvia Del Fava, LEED GA

PLANNER



Silvia del Fava recently joined BFJ, bringing a diverse background in planning, policy, and urban design in the public and private sectors. She has experience in facilitating stakeholder engagement, zoning and development analysis, and graphic rendering and analysis. Prior to joining BFJ, Ms. del Fava worked for New York City's Economic Development Corporation (NYCEDC) and Department of Transportation (NYCDOT), as well as in the private sector for a planning firm and architecture studio.

PROJECT EXPERIENCE

EDUCATION

Pratt Institute

Graduate Center for Planning and the Environment

M. Sci. in Sustainable Environmental Systems

SUNY University at Albany

B.A. - Double Major in Urban

Studies & Planning and Geography

CERTIFICATIONS

LEED Green Associate

SUBASE NEW LONDON JOINT LAND USE STUDY (JLUS) IMPLEMENTATION PROJECT

Southeastern Connecticut Region

Role: GIS Specialist

ROCKVILLE CENTRE TOD ZONING STUDY

Rockville Centre, NY

Role: Project Planner

OSSINING COMPREHENSIVE PLAN

Ossining, New York

Role: Project Planner

CIVITAS C1-9X ZONING RECOMMENDATIONS

New York, NY

Role: Graphic Designer

DOWNTOWN REVITALIZATION INITIATIVE

Owego, New York

Role: Graphic Designer

LUDLOW STREET TOD PLAN AND SEQR

Yonkers NY

Role: Project Planner

BRONXVILLE FIELD CLUB UPGRADES

Bronxville, NY

Role: Graphic Visualization

ROUTE 9W TRAFFIC CALMING REDESIGN

Ulster County, NY

Role: Graphic Designer

PRATT CENTER FOR COMMUNITY DEVELOPMENT | NON-PROFIT*

Brooklyn, New York

Role: Planning and Policy Generalist Fellow

NYC ECONOMIC DEVELOPMENT CORPORATION*

New York City, New York

Role: Summer Intern | Development

KARP STRATEGIES | URBAN PLANNING ADVISORS*

New York, New York

Role: Graduate Associate

NYC DEPARTMENT OF TRANSPORTATION*

New York, New York

Role: Summer Intern | Capital Planning

* Designates work completed prior to joining BFJ Planning.

Mark Freker

PLANNER



Mark Freker is a planner with a range of experience, focusing on land use planning, community engagement, and transportation planning. He has more than five years of experience in both planning and public health work in urban and suburban contexts, with projects including development studies, transportation plans, land use analysis and public health research.

EDUCATION

Bachelor of Arts in Public Health,
Beloit College

Master of Science in Urban Planning,
Pratt Institute

PROJECT EXPERIENCE

STAMFORD CITYWIDE PARKING STUDY

Stamford, Connecticut
Role: Project Planner

OSSINING COMPREHENSIVE PLAN

Ossining, New York
Role: Project Planner

PRINCETON FORRESTAL CAMPUS TRAFFIC IMPACT STUDY

Princeton, New Jersey
Role: Project Planner

PRINCETON UNIVERSITY EAST CAMPUS TRAFFIC IMPACT STUDY

Princeton, New Jersey
Role: Project Planner

PRINCETON FORRESTAL CAMPUS SHUTTLE STUDY

Princeton, New Jersey
Role: Project Planner

TOWNSHIP OF PARSIPPANY-TROY HILLS, NJ MASTER PLAN

Passippany-Troy Hills, NJ
Role: Project Planner

TRAFFIC IMPACT STUDY FOR ACQUEST DEVELOPMENT

Mount Pleasant, New York
Role: Project Planner

DOWNTOWN PLEASANTVILLE PARKING STUDY

Pleasantville, New York
Role: Project Planner

NEW YORK CITY NON-RESIDENTIAL PARKING STUDY

New York, New York
Role: Project Planner

FACILITATION PROCESS TO INFORM A VISION FOR SOHO/NOHO ZONING

New York, New York
Role: Project Planner

CENTRAL BROOKLYN COMMUNITY HEALTH STRATEGY PLAN, INTERFAITH HOSPITAL*

Brooklyn, New York
Role: Co-Facilitator

BROOKLYN BRIDGE PARK PIER 3 WATERFRONT CAPITAL PLANNING*

Brooklyn, New York
Role: Capital Intern

VILLAGE OF OSSINING HOUSING STUDY*

Ossining, New York
Role: Project Planner

PHILADELPHIA VACANT LOT STUDY*

Philadelphia, PA
Role: Research Coordinator

* Designates work completed prior to joining BfJ Planning.

Attachment B

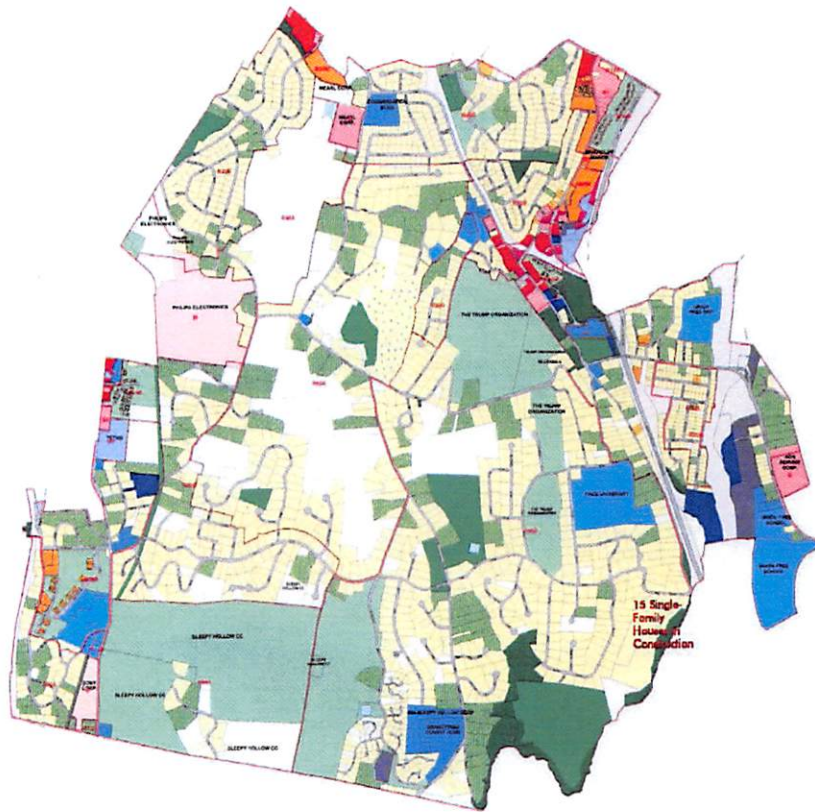
Project Experience

PLANNING SERVICES

Briarcliff Manor, NY

The Village of Briarcliff Manor, Westchester County, New York retained BFJ Planning in 2005 to update its 1988 Master Plan. The new plan reflects the goals of the Village's Board of Trustees and residents, and provides a guide to growth, development, and protection of natural resources. The work progressed through three work phases, spanning two years and numerous neighborhood participation meetings and public hearings. Plan-writing ended with required SEQR (environmental impact) review, additional neighborhood meetings, two public hearings, and publication of the final plan; the Comprehensive Plan was adopted by the Board of Trustees in November 2007. The plan's major focus is open space creation, downtown revitalization, and community character preservation.

In addition, since 2007 BFJ has provided ongoing comprehensive planning services to the Village Board of Trustees and the Village Planning Board including the drafting of zoning text and map amendments, subdivision, site plan, special permit, and SEQR reviews as well as the preparation of SEQR review documents and Board resolutions. This work has included the SEQR review of solar installation on municipally-owned buildings; the rezoning of a portion of the 1,011-acre Scarborough Road Corridor in the Village to a new two-acre single-family residential zone (R80); the creation of new mixed-use zoning districts to allow the provision of residential uses, with density bonuses for providing affordable housing, in the Village's business districts and downtown; a comprehensive update to the Village's Zoning Map; the preparation of zoning text amendments to allow the creation of new residential uses in existing accessory buildings in residential zoning districts; and the creation of amendments to the Village's Wetlands and Steep Slopes regulations. BFJ also provided planning and mapping assistance to the Village's Open Space Committee and prepared the Scarborough Corridor Natural Resources Inventory report on their behalf.



VILLAGE OF PLEASANTVILLE PLANNING ADVISORY SERVICES

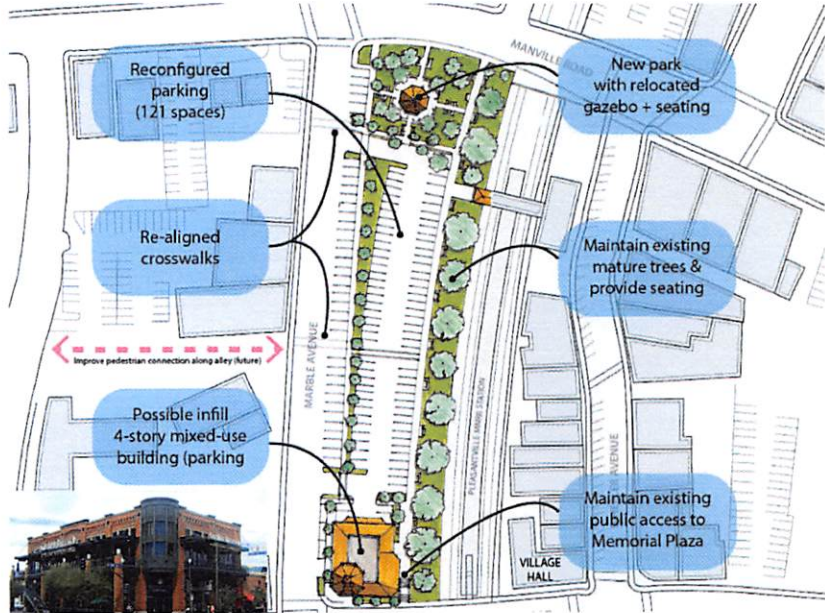
PLEASANTVILLE, NY

BFJ has worked closely with the Village of Pleasantville for the past six years on a series of development projects and planning initiatives to activate its downtown while preserving the strong neighborhoods and quality-of-life that make the Village an attractive destination in Westchester County and the greater New York City metropolitan region.

Development Review (2013-2015)

BFJ was retained by the Pleasantville Board of Trustees to review two significant development applications: a 72-unit townhome development proposed by Toll Brothers for a former office park north of the downtown, and an 87-unit assisted-living facility proposed by Benchmark Senior Living adjacent to a residential neighborhood in the southern portion of the Village.

BFJ reviewed the requested zoning text changes and site development plans for each proposal, identifying issues such as site access, traffic and parking, and fiscal and community services impacts. As part of this review, BFJ prepared alternative conceptual plans, which led to changes that addressed the Village's concerns. For the Toll Brothers project, where the zoning proposal was ultimately approved by the Trustees, BFJ subsequently provided planning review services to the Planning Commission as part of its site plan review process. The project was approved and constructed.



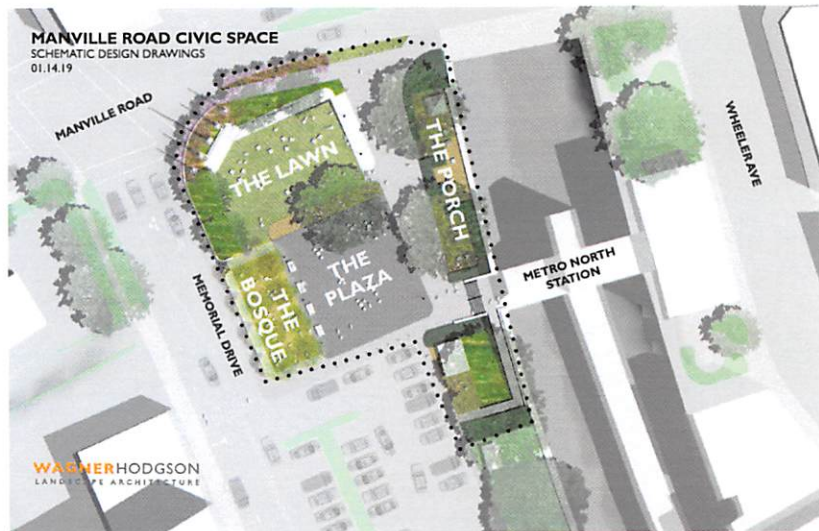
Master Plan Update

Master Plan Update (2016-2017)

The Board of Trustees also retained BFJ to update its Master Plan, with a primary focus on the Central Business District. The Village was interested in building on the economic development potential of key downtown assets such as its Metro-North train station, the Jacob Burns Film Center, and municipally owned land, while preserving Pleasantville's small-scale character and quality of life. Key recommendations included downtown zoning revisions and intersection improvements to enhance walkability and create new public open space.

Grant Writing Assistance (2016)

BFJ assisted the Village in preparing a Transportation Alternatives Program (TAP) grant application to fund intersection improvements along key downtown corridors, as recommended in the Master Plan Update and prior studies. The application was successful, and the Village was awarded a \$1.5 million grant to implement pedestrian and streetscape improvements. A key outcome of the project is the opportunity to create a pocket park at Memorial Plaza, the focal point of downtown Pleasantville adjacent to the train station. Final designs for both the intersection improvements and the civic space are underway.



Conceptual Design of Memorial Plaza Civic Space

Source: Wagner Hodgson Landscape Architecture

VILLAGE OF PLEASANTVILLE PLANNING ADVISORY SERVICES

PLEASANTVILLE, NY

Zoning Code Revisions (2017)

As a follow-up to the Master Plan work, BFJ prepared a series of zoning code revisions focused on the downtown area. The revisions provided greater flexibility in developing multifamily housing in the Central Business District, including a package of zoning incentives to facilitate mixed-use, transit-oriented development, as well as changes to required parking.

Transit-Oriented Development Review (2018-Ongoing)

BFJ is currently reviewing the application for the first development project to utilize the new downtown zoning development incentives, a proposed 110,000-square-foot mixed-use building fronting Memorial Plaza, across from the train station. The proposal includes 79 apartment units and about 7,700 square feet of ground-floor retail space over three stories of structured parking. The project will also incorporate a public linear park connecting Memorial Plaza with a Village-owned parking lot to the rear of the building, and improvements to the street serving the lot and the proposed building, to re-establish a street grid and enhance vehicular circulation. The building's underground parking will provide opportunities for a shared parking supply that can accommodate both local merchants and employees and rail commuters.

Downtown Parking Study (2019)

The Village retained BFJ to undertake a targeted study of options to mitigate the loss of public parking spaces resulting from the redesign of Memorial Plaza. As part of this work, BFJ conducted a parking occupancy survey of all downtown on- and off-street parking, and reviewed the possibilities for expanding capacity through reconfiguration of spaces, permitting changes, and parking management strategies. BFJ recommended a permit pricing strategy to shift parking demand to high-occupancy areas to areas that have more vacancies, as well as improvements the parking payment and enforcement system and better dissemination of information about available public parking.



Aerial Rendering of Proposed Pleasantville Lofts

Source: Gallin Beeler Design Studio

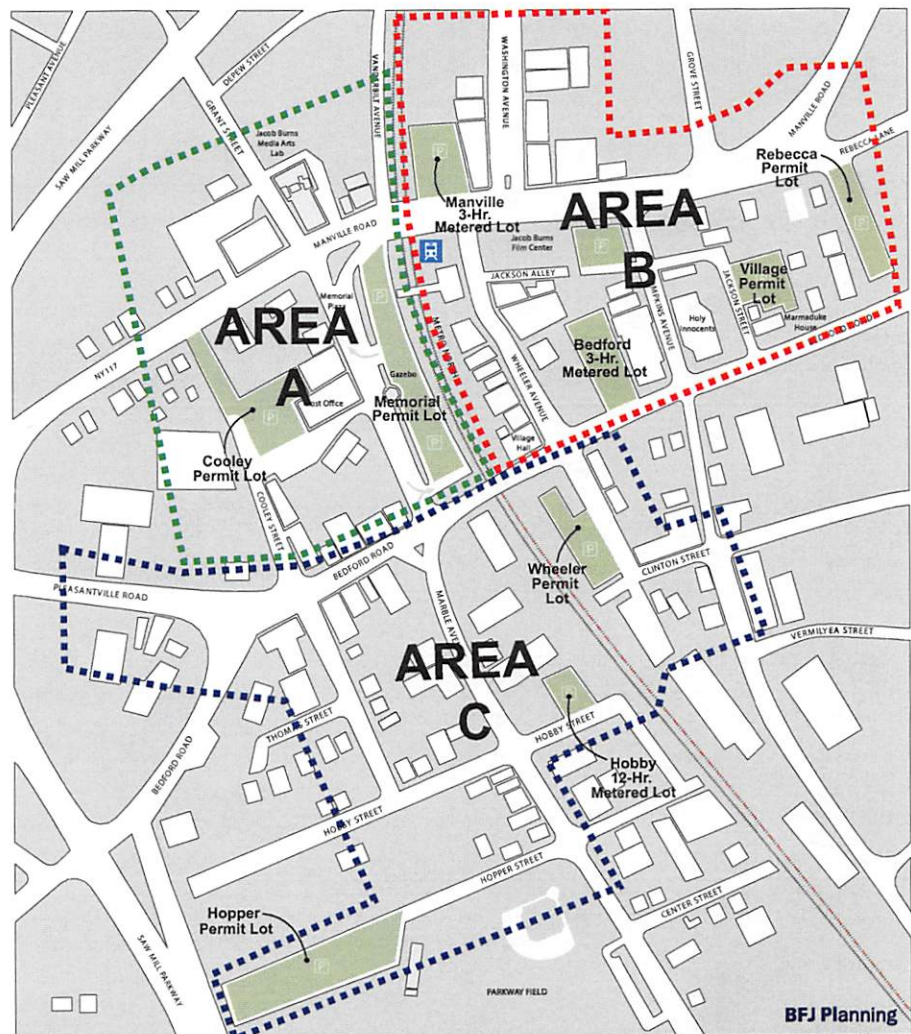


Figure 1: Downtown Pleasantville Parking Study Sub Areas

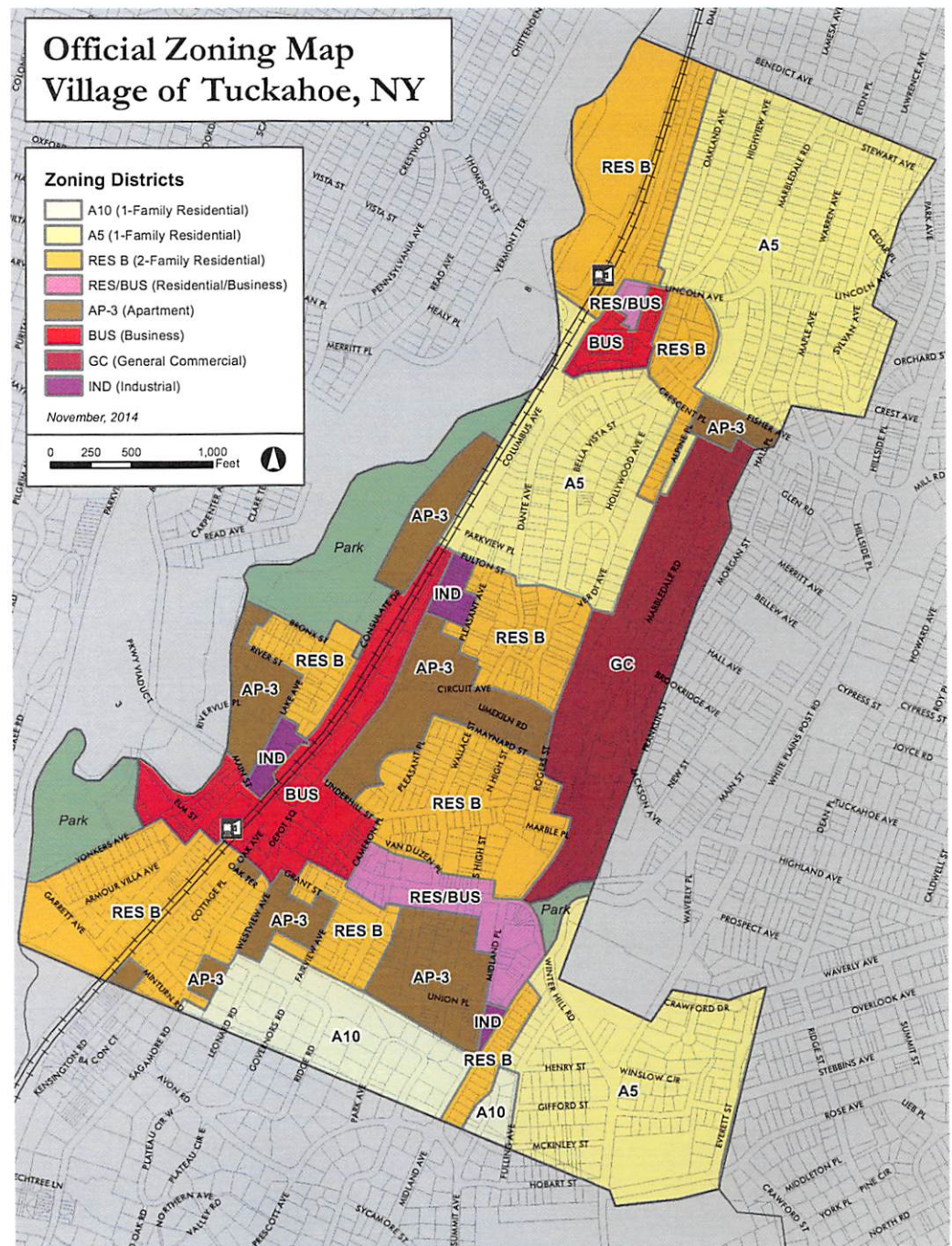
Downtown Parking Study

PLANNING SERVICES

Village of Tuckahoe, NY

BFJ has a longstanding professional relationship with the Village of Tuckahoe, beginning with a comprehensive revision and update of its zoning code and zoning map. The code reorganization sought to make the regulations more user-friendly and to make targeted changes to the code, such as adding Floor Area Ratio to all village districts. The new text also added several new sections pertaining to special permits to make the code easier to read and understand. Revisions were also made to the zoning map to update it and bring it into conformance with local laws.

In addition, BFJ has conducted more than 20 site plan and subdivision reviews on behalf of the Village, including all recent new development along Main Street. One of the largest of these projects was the former Revlon property, where a major mixed-use project was proposed. BFJ's review assessed the project's landscape, lighting and traffic elements, as well as historic National Register, floodplain issues and public riverfront access. In 2013, the Westchester Municipal Planning Federation awarded Tuckahoe a Planning Achievement Award for its downtown revitalization efforts.



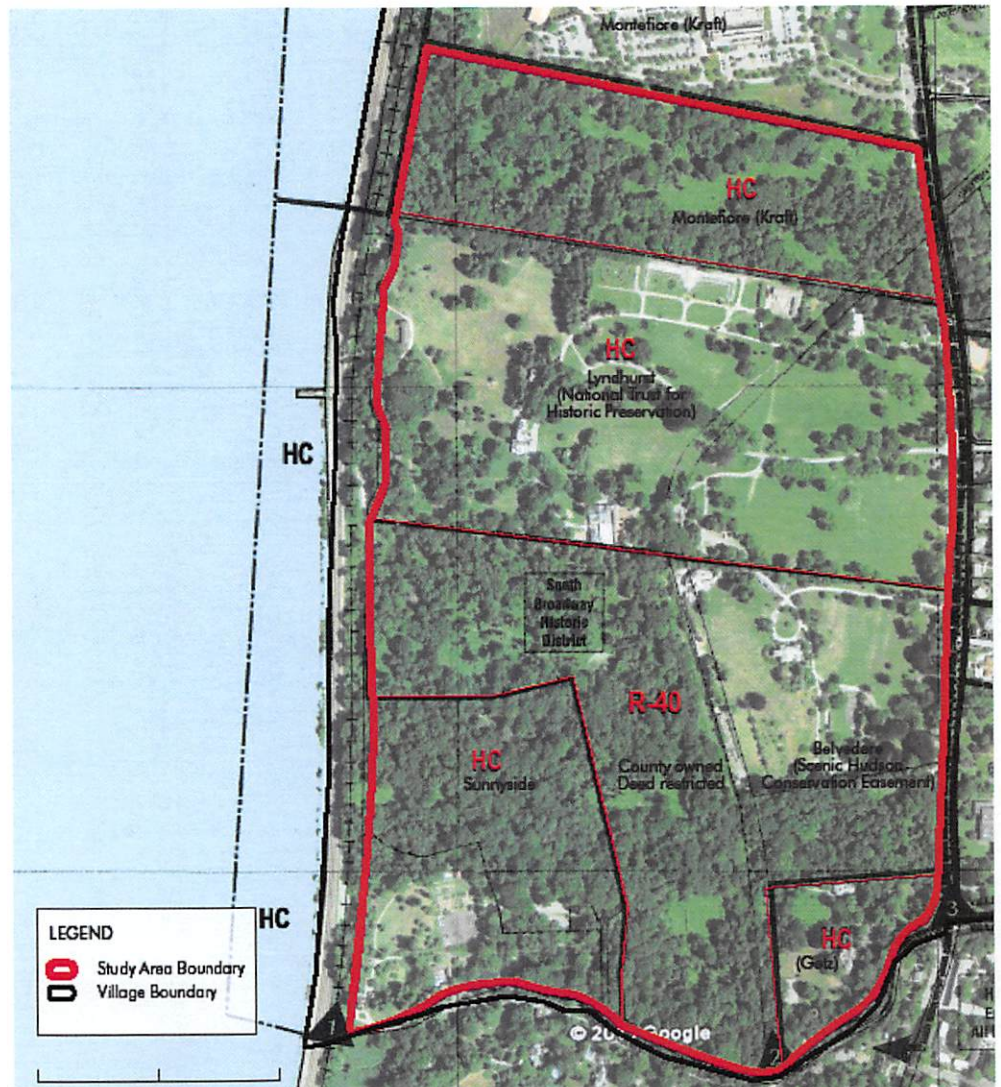
VILLAGE OF TARRYTOWN PLANNING ADVISORY SERVICES

Village of Tarrytown, NY

BFJ Planning has an extensive history of planning advisory services for the Village of Tarrytown. BFJ worked with the Village on the redevelopment of its waterfront, reviewing a large-scale mixed use development and assisting with the State Environmental Quality Review (SEQR) process. The revised plan, which was ultimately approved by the Village and is being implemented, included BFJ's recommended improvements with regard to siting and scale of buildings, traffic circulation, public access to the waterfront and preservation of viewsheds.

The Village also retained BFJ to complete a comprehensive update of its zoning code, to make the code more user-friendly and to reflect recommendations of the Comprehensive Plan, which BFJ prepared. BFJ worked with a special Village committee to undertake a series of revisions to improve the code's ease of use and correct outdated or confusing language. The revisions also sought to improve protection of environmentally sensitive areas, and to ensure that new development is in harmony with existing development and conforms to the form and scale of the built context.

Most recently, BFJ worked with the Village to adopt amendments to the Village's Historic Commons zoning regulations, zoning map and comprehensive plan map, to better ensure protection of the historic and scenic qualities of the Village. The zoning code amendments clarified the purpose and intent of the Historic Commons District, provided a mechanism for reviewing the potential visual impact of proposed development applications and revised allowed use and bulk regulations.



MAMARONECK LWRP AND PLANNING ADVISORY SERVICES

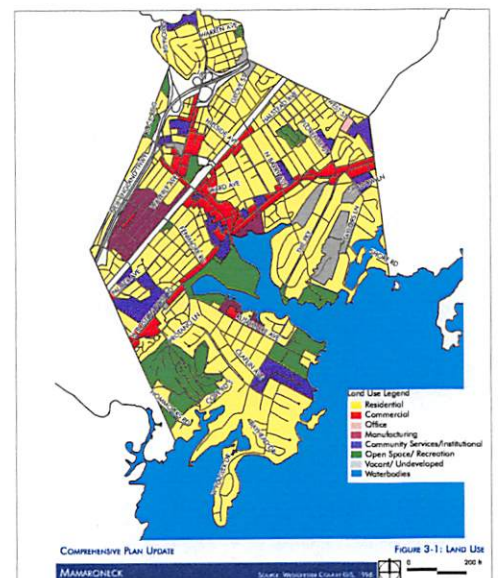
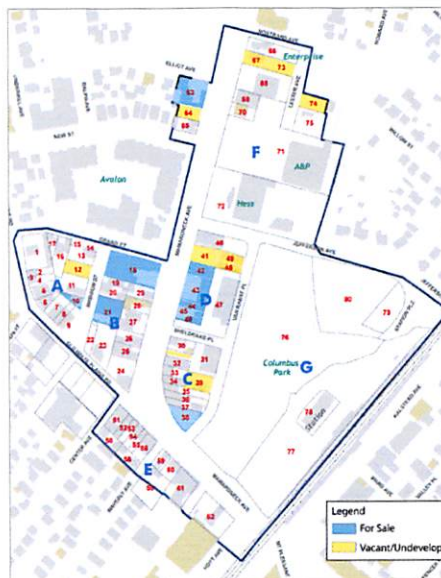
Village of Mamaroneck, New York

BFJ Planning provided ongoing planning advisory services to the Village of Mamaroneck, a dynamic and diverse community of approximately 20,000 residents located 20 miles north of Manhattan on the Long Island Sound. BFJ Planning has assisted the Mamaroneck Planning Board with site plan and subdivision reviews including SEQR, traffic and transportation, neighborhood context and site layout. We have also assisted in numerous zoning code amendments, special planning studies and environmental reviews on behalf of the Mayor and Board of Trustees.

In our capacity as ongoing consulting planners for the Village, we prepared both the 1986 and 2012 Comprehensive Plans. For the more recent plan, we worked with a 25-member steering committee created by the Board of Trustees to prepare initial updates on existing landuse data, demographics, housing and population. Subsequent sections of the Plan focused on specific areas within the Village including residential neighborhoods, the industrial area, commercial sites and the harbor.

BFJ has also prepared the draft update to the original (1984) Mamaroneck Local Waterfront Revitalization Program (LWRP). Key issues addressed in the draft LWRP include public access, improvement of harbor management and administration of the consistency review process.

In addition, we recently completed a transit-oriented development (TOD) zoning study for the Washingtonville neighborhood, which is within a half-mile of the village's train station and adjacent to the central business district. BFJ also worked on revisions to the Village's zoning code and map to implement the TOD study's recommendations. A mixed-use building to replace a long-vacant site was approved by the Village, and a supermarket/retail complex has been proposed to replace a shuttered grocery store; both projects utilize the new TOD zoning.



Attachment C

2020 Public Billing Rates

BFJ 2020 PUBLIC BILLING RATES

PRINCIPALS

RATE PER HOUR

F. Fish	\$265
G. Jacquemart	\$265
S. Yackel	\$240
S. Favate	\$240

ASSOCIATE PRINCIPALS

N. Levine	\$170
S. Kates	\$170

SENIOR ASSOCIATES

J. West	\$225
J. Martin	\$225

ASSOCIATE

L. Rennée	\$145
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PROFESSIONAL STAFF

T. Young	\$130
M. Freker	\$125
S. Del Fava	\$125
C. Jimenez	\$120

WORDPROCESSING/PRODUCTION

\$88

SURVEYORS/TRAFFIC COUNTERS

\$60

URBANOMICS

T. Lund	\$240
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Attachment D

Standard Contract Addendum

STANDARD CONTRACT ADDENDUM
Buckhurst Fish & Jacquemart Inc. (BFJ Planning)

Objectivity of Recommendations. It is understood by the client that BFJ can make no guarantees concerning the recommendations that result from the proposed assignment. To protect the client and other clients, and to ensure that the research results of BFJ's work will continue to be accepted as objective and impartial, it is understood that BFJ's fee for the undertaking of this project is in no way dependent upon the specific conclusions reached.

Direct Expenses, Computer Time and Outside Consultations. Billed reimbursement for services involving direct vendor expenses, computer time and outside consultations will be billed at cost.

Payment. Billing for project services and costs will be presented for payment as detailed in the contract. Payment is due within thirty days. Accounts over 60 days are subject to interest at the rate of 1.5%/month.

Termination. Either party may terminate the Agreement effective upon 15 calendar days' written notice to the other party. All work and expenses accrued up to the termination date shall be reimbursed.

Ownership of Documents. Final reports, memos and presentation drawings paid for by the client shall be the client's property at the conclusion of project work. Materials, information, and software used to produce final documents shall remain the exclusive property of BFJ, with reasonable access by client. The client will have access to raw data at no additional expense.

Equal Opportunity. BFJ is an equal opportunity employer and has an affirmative action plan.

Code of Ethics and Professional Standards. Principals of BFJ are members of the American Institute of Certified Planners. The firm subscribes to the AICP code of ethics in the conduct of its professional work.

Confidentiality. The products of this engagement are confidential and shall not be released without the client's consent.

Accountability. BFJ shall not be responsible for any acts performed, counseled, or occasioned by parties other than BFJ. BFJ is incorporated in the State of New York for purposes of conducting professional planning services. Such services do not include the practicing of architecture, landscape architecture or engineering for which BFJ may occasionally sub-contract for the convenience of its client.