

August 12, 2014

Proposal



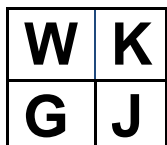
Planning Consultant
Village of Cold Spring Zoning Code Update/
NYSERDA Grant Implementation



Village of Cold Spring, New York

Barton
& **L**oguidice

In association with



WORMSER, KIELY, GALEF & JACOBS LLP

August 12, 2014

Ms. Mary Saari, Village Clerk
Village of Cold Spring
85 Main Street
Cold Spring, NY 10516

RE: Proposal for Planning Consultant
Zoning Code Update / NYSEDA Grant Implementation

Dear Ms. Saari:

Barton & Loguidice (B&L) presents a team of professionals who know the Village of Cold Spring well and have a special interest in seeing the modern innovations in urban/village planning and zoning implemented in the Village. As firm believers in sustainability and pro-active planning, we also believe this change is a financial necessity and will put the Village in a stronger position to see preferred and beneficial development in the future.

We are confident that the B&L lead team has the diversified knowledge, municipal experience, qualifications, and project approach to best handle the variety of land use challenges and community development needs the Village is currently seeking.

B&L's planning services are centered on assisting municipalities to meet their needs, and *we typically do not provide site or civil engineering services to private developers*. As a result, we avoid those obvious potential conflicts of interest that may otherwise arise.

This project already has a solid foundation in the *2012 Village of Cold Spring Comprehensive Plan* and the draft *2014 Local Waterfront Revitalization Program (LWRP)*, which were both developed as a result of extensive public outreach. The resulting land use reforms and implementation plans within each of these documents clearly indicates that a new direction in zoning and land development is needed for the Village.

We understand that the services to be provided will also consider the refinement of building codes, design guidelines, and storm water and flood management regulations, with an emphasis on climate adaptation and streamlined permitting for compliant projects. The resulting product is expected to coordinate the Village's development approval and permitting process by updating and/or eliminating inconsistent and outdated laws and policies.

Building on the existing plans and the momentum gathered from previous public outreach efforts, the B&L team offers a project approach that will deliver a proactive, unified, sustainable development ordinance that encourages walkable streets and multi-modal transportation, a range of housing choices, a vibrant urban/village center, sustainable design, energy conservation, restorative development, and a prosperous economy. Our team has been assembled specifically to meet the challenges the Village faces in completing this project successfully.





The Project Team

We believe we have assembled the best team for this project by drawing from experienced professionals that have a deep understanding of and experience working with the Village of Cold Spring. Our team has worked in the Village and knows the challenges, while sharing the optimism of the new Board of Trustees and Mayor. We will focus our efforts on removing barriers to important economic opportunities, such as bringing residents and visitors to the downtown area, ensuring the quality of life in the neighborhoods, and reassuring developers that their attempts to invest in the Village will not be mired in 'red tape' or endless procedural hurdles.

- **B&L** is a multi-disciplinary engineering, environmental science, and planning firm that will serve as the lead consultant for this project. Our staff consists of urban planners, landscape architects, environmental scientists, engineers, and architects who will provide comprehensive input, from design standards to climate change adaptation, into the updated zoning development.
- ✓ **Chuck A. Voss, AICP**, has been working with the Village of Cold Spring for over a year and will be your Project Manager and your primary point of contact for all phases of the project. Chuck will leverage his 24 years of urban/village design and planning and his understanding of sustainable land use principles to lead B&L's planning and sustainable code efforts on the project. He will be involved in all aspects of the project, coordinating directly with the Zoning Advisory Committee, Village officials, and our project team members. Chuck has extensive experience with the Village through his recent work on the Butterfield Redevelopment SEQRA Review for the Village Planning Board, as well as his work on the newly adopted B4A zoning code and the impending Site Plan Review of the Butterfield project.
- ✓ Chuck has managed similar large-effort projects, including the Town & Village of Fort Edward's Downtown Renaissance Revitalization Plan; the City of Mechanicville's Downtown Revitalization Plan, the Town of Hyde Park Zoning Code Revisions, and various other related projects.
- Our team also includes **Wormser, Kiely, Galef & Jacobs LLP (WKG&J)**, a renowned municipal law/land use law firm to assist with the development of the necessary land use legislation, zoning laws, and the required environmental review for the updates to the Village Code.
- ✓ WKG&J possesses a great depth of experience in the services the Village is seeking. Their Municipal Practice Group works on a daily basis on behalf of both municipalities and developers on large-scale and small-scale development projects across New York State. This necessarily entails review and analysis of numerous forms of zoning regulations and land use regulations. WKG&J is well-versed in all facets of building codes, design guidelines and storm water and flood management regulations, including climate adaptation.

B&L is not aware of any actual, apparent, direct or indirect, or potential conflicts of interest with respect to the firm, management, or employees of Barton & Loguidice, D.P.C., or other clients or persons relative to the services to be provided for the Village of Cold Spring for this project.



- ✓ WKG&J is intimately familiar with the existing provisions of the Village Code, with particular emphasis on the zoning ordinance through their recent work on the adopted B4A zoning code. Therefore, WKG&J is already aware of certain current deficiencies that are evident in the Zoning Ordinance – bringing this first-hand experience back to the Village would be invaluable for this project.
- ✓ **Anna Georgiou, Esq.**, will lead WKG&J's efforts by providing legal advice throughout the project, drafting code language, ensuring compliance with SEQRA, and filing the final unified codes on the Village's behalf. She has extensive experience with the Village through her recent work on the Butterfield Redevelopment SEQRA Review for the Village Planning Board, as well as her work on the newly adopted B4A zoning code.

We thank you for the opportunity to present our proposal and invite you to review the attached documentation to become familiar with our firms, our staff, and our relevant experience. With our team of experienced experts, we provide you with the full range of services that will be needed for successful project implementation. We look forward to working with you on this important project.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'Richard A. Straut', with a stylized flourish extending to the right.

Richard A. Straut, P.E.
Principal

Proposal

Planning Consultant

Village of Cold Spring Zoning Code Update / NYSERDA Grant Implementation

August 12, 2014

Prepared for: **Village of Cold Spring**
85 Main Street
Cold Spring, NY 10516

Prepared by: **Barton & Loguidice**
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Newburgh, NY 12250
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Fax: (845) 391-8361
www.BartonandLoguidice.com

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Proposal

| RFP Requirements | Section | Page(s) |
|---|--------------|------------------------------------|
| Scope of Services | 2 | All |
| Identify all municipal entities you currently represent. | 1 | 1-2 |
| Identify all municipal entities you have represented within the past five (5) years. | 1 | 1-2 |
| Identify your firm's offices and the number of professionals by location. | 1 | 1-2 to 1-3 |
| Provide a summary of your firm's experience in providing consulting services to municipal entities. Identify the percentage of your firm's revenues derived from representing municipal entities. | 1 & 3 | 1-1 and All Sec. 3 |
| Provide examples where your firm has utilized creative and strategic approaches to the benefit of a municipal entity. | 3 | 3-6 |
| Specify the Consultants you would propose to advise the Village and provide their respective educational and professional backgrounds. | 4 | All |
| Provide three non-Village references who can speak to the experience and expertise of your firm and, in particular, the Consultants you propose to advise the Village. | 3 | Included with Project Descriptions |
| Provide a fee proposal. You may indicate a flat fee proposal for the entire project or an hourly rate or combination thereof that your firm will charge to the Village of Cold Spring. | 5 | 5-2 |
| Indicate whether you would propose offering any other billing methodology. | 5 | 5-1 to 5-2 |
| Describe how you would assure that all Village matters should receive prompt and thorough attention. | 2 | 2-2 |
| If your firm has a written values statement or a mission statement, please include it with your response. | 1 | 1-3 |
| Describe any significant accomplishments in the area of pro-bono work or community service. | 1 | 1-3 to 1-4 |
| Identify and provide a short description if any malpractice action filed against, or sanction imposed, on your firm. | 1 | 1-4 |
| Identify whether your firm (or any of your partners or associates) has been a defendant or respondent in any litigation or agency action relating to the provision of consulting services within the past five years. | 1 | 1-4 |
| Provide any significant awards, accomplishments, or leadership positions that demonstrate expertise or recognition relevant to the Village's consulting needs. | 3 | 3-6 |
| Describe what you believe would be an ideal working relationship between (a) Consultant and (b) Village. | 2 | 2-1 |
| Conflicts of interest. | Cover Letter | 2 |
| | 1 | 1-7 |
| All proposals must include a statement acknowledging that any contract shall include a provision allowing the Village to terminate the contract without cause. | 5 | 5-1 |





*Our success is not linked to our professional abilities alone, but also to our proactive **communication philosophy**. Increased client involvement throughout the decision-making process allows us to develop the best solutions for your unique needs. With your input, we develop a clear understanding of project requirements and assemble the specialized team that will perform most effectively.*

Overview of Barton & Loguidice

Barton & Loguidice (B&L) was founded in 1961 as a consulting engineering firm offering civil and environmental engineering services. We have grown to more than 220 engineers, planners, environmental scientists, landscape architects, construction support personnel, and other technical staff providing services for a wide variety of interdisciplinary projects in the following core disciplines:

- Sustainable Planning and Design
- Transportation Engineering
- Facilities and Energy
- Water and Wastewater Engineering
- Environmental Science and Engineering
- Solid Waste Management

Experience Working with Municipal Clients

B&L has built its reputation on successfully serving municipal clients with all aspects of professional engineering and consulting services. Our primary focus is municipal planning and engineering, and we typically do not provide civil and site engineering services to private developers. The services we provide our municipal clients include:

- Asset Management
- Comprehensive Plan and Zoning Ordinance Preparation Assistance
- Construction Administration
- Ecological Services
- Energy Consulting
- Environmental Services
- Electrical Engineering
- Funding Assistance
- Geographic Information Systems (GIS)
- Geotechnical Engineering
- Land Planning and Site Design
- Mechanical Engineering
- Parks and Recreation
- Solid Waste Management
- Special District Formation
- Stormwater Management and Green Infrastructure
- Transportation Engineering
- Wastewater Management
- Water Supply

In 2013, B&L generated \$29.7 million in revenues, approximately **60% of which was derived from municipal entities** (this includes counties, towns, and villages, but does not include state or federal agencies, such as the NYS



Department of Transportation, NYS Office of Parks, Recreation & Historic Preservation, or the U.S. Environmental Protection Agency). At any given time, we could be actively providing consulting services for upwards of 100 municipal clients. Therefore, we have provided below a list of current clients, which includes clients we have represented for at least the past 5 years, in Putnam County and its surrounding counties:

Putnam County

- Putnam County
- Village of Cold Spring

Westchester County

- Westchester County
- City of Rye
- Village of Tarrytown-on-Hudson

Rockland County

- Rockland County

Orange County

- City of Newburgh
- Town of Deerpark
- Village of Warwick

Ulster County

- Ulster County
- City of Kingston
- Town of Lloyd
- Town of Marbletown
- Town of Marlborough
- Town of Rosendale
- Town of Saugerties
- Village of Ellenville
- Village of Saugerties

Dutchess County

- Dutchess County
- Town of LaGrange
- Tri-Municipal Sewer Commission, Wappingers Falls

Office Locations

B&L has seven offices in the following locations:

Lead Office for the Village of Cold Spring

10 Airline Drive, Suite 200
Albany, NY 12205
 (518) 218-1801
 Number of Personnel: 42

Firm Headquarters

290 Elwood Davis Road, Box 3107
Syracuse, NY 13220
 (315) 451-5200
 Number of Personnel: 143

Additional Offices

280 Broadway, Suite 12
Newburgh, NY 12250
 (845) 391-8360
 Number of Personnel: 5

Over the past couple of years, B&L has made a strong commitment to the Hudson Valley by establishing a **full-service Newburgh office**, managed and staffed by local engineers and planners who have a keen understanding of the unique issues in the Hudson Valley.

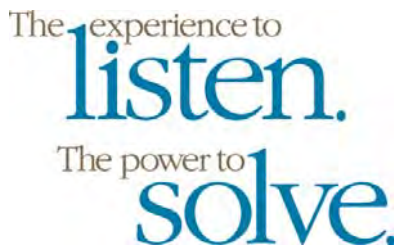
2 Elting Court
Ellenville, NY 12428
(845) 647-4408
Number of Personnel: 1

11 Centre Park, Suite 203
Rochester, NY 14614
(585) 325-7190
Number of Personnel: 16

120 Washington Street, Suite 201
Watertown, NY 13601
(315) 701-9810
Number of Personnel: 1

Slate Hill Business Center
3901 Harzdale Drive, Suite 101
Camp Hill, PA 17011
(717) 737-8326
Number of Personnel: 16

Value and Mission Statements



B&L's value and mission statements are rolled up into our company philosophy, as follows:

The Experience to LISTEN...

B&L's philosophy of comprehensive, ongoing communication results in successful projects and successful relationships. The first step of any project must be listening to your questions, concerns, goals, and objectives in order to understand both your current situation and your desired outcome. Moreover, listening to and understanding client needs does not end with the initial planning process—it is an integral part of the entire project.

...The Power to SOLVE.

B&L has the experience, enthusiasm, and technical capabilities to complete complex projects in a manner that is consistent with the needs and vision of the client. Our multi-disciplinary staff can provide solutions to a myriad of engineering and planning challenges.

Pro-bono and Community Service

B&L is a firm supporter of several not-for-profit organizations, such as the United Way, Engineers without Borders, Adopt-a-Highway, clothing, food and school supply charities, and other donations to charitable organizations.



Several of our team members are active members of volunteer-based community planning boards and committees in their own communities. B&L strongly encourages all junior and senior staff to become active volunteers in as many civic organizations as they can to give back to the communities that we live, work, and play in.

Currently, Chuck Voss and Ted Kolankowski of our senior planning staff are providing the Village of Voorheesville in Albany County with pro bono training services for their Planning and Zoning Board, with the goal of helping the board members achieve their annual 4 hours of training certification. We are also providing the Town of Marlborough in Ulster County with pro bono economic development and grant strategy services related to their Marlboro Hamlet Implementation Plan.

Malpractice and Litigation Actions

Malpractice

- M. Ferran et al. vs. Nassua Town et al.—B&L was named in a Notice of Claim regarding disputed property records. November 2013
- Cappelletti vs. Marcellus School District et al.—B&L was named (among several) in a lawsuit where the plaintiff asserted damages from exposure during building reconstruction. All claims against B&L dismissed. February 2014
- R. Abele vs. Town of Colonie et al.—B&L was included in an Article 78 proceeding wherein B&L provided site plan review on behalf of Town. The petition was denied. April 2014

Litigation/Claims

U.W. Marx vs. Village of Ellenville—B&L was included in a counter claim by Village as a result of claim by contractor. A mediated settlement was reached. Sept 2013

St. Lawrence County—B&L resolved a design issue that arose on a project it designed. B&L was retained by the County through the end of the project and provided resolution to the design issue. Nov 2010

Overview of Wormser, Kiely, Galef & Jacobs LLP

As part of the B&L Project Team, Wormser, Kiely, Galef & Jacobs LLP (WKG&J), a broadly based general practice law firm, will draft legislation, provide legal advice to the Board of Trustees and other Village officers and boards, attend meetings, and perform other legal services as required by the Village in connection with the project. Attorney Anna Georgiou, Associate, will be primarily responsible for providing legal services to the Village of Cold Spring. The other attorneys in the White Plains office have particular expertise in municipal law, zoning, planning, environmental law, and real estate and, if needed, can provide expert support to this representation. ***The qualifications and experience of Ms. Georgiou is provided at the end of this section.***

WKG&J was formed by the merger of two firms on June 1, 1989: Galef & Jacobs and Wormser, Kiely, Alessandrini, Hyde & McCann. Both predecessor firms were founded over 50 years ago, and the current firm has 42 attorneys active in two offices: 35 in their Manhattan office and 7 in their White Plains office.

WKG&J's White Plains office specializes in the areas of municipal law; real estate development; zoning, planning, trusts and estates; and environmental law. For over 30 years, the White Plains office has concentrated in the representation of local governments.

WKG&J currently serves as general counsel to the Villages of Elmsford and Briarcliff Manor, and special counsel for land use, environmental and/or municipal matters to the Villages of Mamaroneck and Cold Spring, the Towns of Yorktown and Pelham, and the Cities of Peekskill and Mount Vernon. They are also special counsel to the Village of Scarsdale and the City of Rye to prosecute in rem tax foreclosure proceedings. For the previous 25 years, WKG&J served as general counsel to the Town of New Castle, representing all their municipal boards and officials in all aspects of the Town's operations and in litigation. Previously for 20 years, they also served as general counsel to the Village of Pleasantville and as special counsel to the Villages of Mamaroneck, Mount Kisco and Croton-on Hudson, Towns of Carmel, Lewisboro, Patterson and Eastchester, and the City of Beacon for various municipal, ethics and/or land use matters.

Philosophy of Public Service and Municipal Law Administration

WKG&J's philosophy is to deliver outstanding legal services, provide timely, concise and insightful advice, and share best practices with their municipal clients to enable them to achieve their goals and effectively and efficiently carry out their responsibilities. As is evident from their firm background, developing mutually rewarding, long-standing professional relationships with their municipal clients is a hallmark of their practice. They specialize in guiding municipal officials through the review and decision-making on complex

transactional and land use matters, ensuring that those decisions are rationally based, properly documented and in accordance with all applicable laws. As a result, they protect their clients from costly litigation, and ensure that the few unavoidable lawsuits that are brought will be unsuccessful.

WKG&J is always available to attend meetings, day or night, and to consult in person, by telephone, or by email. They constantly monitor legislative, judicial, and administrative developments affecting their municipal clients and provide advice, legislative revisions, and training as required.

Office Organization, Staffing and Resources

Clinton B. Smith is the partner in charge of the White Plains Office of WKG&J and is responsible for the overall management of the office. Together with Mr. Smith, Daniel Pozin, and Lester Steinman, partners in the firm, manage the firm's individual municipal clients.

There are seven attorneys in the White Plains Office, who are served by two full-time secretaries. Financial management, technical support, and administrative services are provided by the firm's New York City Office. The White Plains Office maintains a full-service law library, complete with New York State case reporters, statutes, administrative regulations, and treatises covering various areas of municipal practice. Electronic research services provided through Lexis/Nexis augment this collection and provide access to Federal case law and statutory databases, as well as state and local research materials from New York and elsewhere.

Qualifications of Anna Georgiou

Anna Georgiou currently is representing the Village of Cold Spring in connection with the environmental review, rezoning, and site plan review for redevelopment of the former Butterfield Hospital site. She sits on a regular basis with the Village of Mamaroneck Zoning Board of Appeals and the Village's Harbor and Coastal Zone Management Commission, which determines project consistency with policies of the Village's Local Waterfront Revitalization Program (LWRP). Ms. Georgiou also sits with the Town of Yorktown Zoning Board of Appeals on a regular basis and has served as special counsel to the Yorktown Town Board and Planning Board.

Ms. Georgiou has written numerous advisory opinions on various aspects of municipal practice and drafted local laws on varied topics, such as landmark preservation, zoning moratoria, "green building" initiatives, local Energy Star legislation, green procurement policies, formula fast food business regulations, land use review procedures/electronic filing, commuter parking preferences for fuel-efficient vehicles, senior citizens/active adult zoning, tree preservation, accessory buildings, off-street parking, special permit standards, and legislation related to LWRP implementation. She has published and

lectured on a variety of topics related to municipal practice, including “green” building and the associated regulatory framework, affordable housing, group homes, special permits, SEQRA, and development of age-restricted housing. Ms. Georgiou has represented municipal clients in Article 78 proceedings and in civil litigation, as well as appeals.

Ms. Georgiou currently serves as Co-chair of the Environmental and Land Use Law Committee and Chair of the Bylaws Committee of the Westchester Women’s Bar Association. She also sits on the Board of Directors of the Croton Housing Network, a not-for-profit developer and manager of affordable housing in the Village of Croton-on-Hudson, and serves as an advisory committee member for Community Capital New York, a not-for-profit lender serving the Hudson Valley to foster small business and affordable housing development.

Ms. Georgiou is a **former Adjunct Law Professor and Director of Research for the Land Use Law Center at Pace University School of Law**, where she taught land use law and trained local officials and community leaders how to effectively use land use tools and techniques to foster sustainable communities. She also helped to develop and promote the emerging field of local environmental law. Ms. Georgiou is a graduate of Lafayette College and a **1998 graduate, *cum laude*, of Pace University School of Law**.

Conflicts of Interest

WKG&J currently represents the Village with regard to the redevelopment of the site formerly known as Butterfield Hospital. They are not aware of any conflicts that may arise from their representation of the Village with respect to any existing or former clients of the firm. They do not currently represent any municipality continuous with the Village or any client who is currently before any land use board in the Village or who is engaged in development activities in the Village.

Conflicts have arisen from time to time, though rarely, in their representation of other municipal clients. In those instances, they have notified the municipality and assisted in securing substitute special counsel who could handle the particular matter if necessary.

Ideal Working Relationship between B&L and the Village of Cold Spring

B&L is very familiar with the Village of Cold Spring's expectations of their retained consultants through our current working and contractual relationship. Thus, we have already established a very good working relationship with most of the municipal officials we have had the pleasure of working with over the past year. This ideal relationship is one where we have ascribed to become simply an extension of the Village's staff, where we have continual and open lines of communication, where we conduct mutual discussions to decide important matters, and where we are always available to quickly attend to Village and/or project-related matters as requested. For us, this is the ideal client/consultant working relationship.

Project Approach

Having had the benefit of working directly with the Village of Cold Spring on a number of significant land use and zoning issues over the past year, the B&L team clearly recognizes the Village's desire to update their current land use and development codes. We know first-hand how important it is for the Village to be able to implement the ideas of smart growth, sustainability, climate change resiliency, and livability into its land use and development policies, guidelines, and practices. Thus it will be our mission to directly assist the Village through the NYSERDA grant project to achieve these very important policy changes.

The enactment and codification of zoning amendments, historic preservation objectives, and LEED policies will position the Village for years to come as a pro-active, smart growth community. These policy changes will also help the Village secure its sense of place, its character, its heritage, its preferred type of growth, and its vibrancy as a thriving residential and commercial center along the banks of the Hudson River.

It is our intent that the proposed zoning revision project will produce a comprehensive update of the Village's Zoning Laws for adoption by the Village Board of Trustees. We will also prepare and present revisions to the Historic District section of the Village Code as a separate local law.

To assist us in accomplishing these updates and revisions, the B&L team has undertaken a thorough and complete review of the following resources associated with this proposal:

- Village of Cold Spring RFP
- NYSERDA Grant Work Plan
- Village of Cold Spring Comprehensive Plan
- Draft Village of Cold Spring Local Waterfront Revitalization Program (LWRP)
- Village of Cold Spring Local Waterfront Revitalization Strategy (LWRS)
- Village of Cold Spring Zoning and Land Use Codes
- Pace Land Use Law Center's "Technical Guidance Manual for Sustainable Neighborhoods"
- LEED-SD and ND Criteria

Based on our review of the RFP and our knowledge of the relevant documents and the Village in general through our recent work, we would like to offer some additional ideas and comments to the outlined NYSERDA work scope as expressed in the RFP. What we propose is to provide the Village with some alternative considerations and suggestions to augment the NYSERDA work plan that may enhance the logistical, empirical, and financial aspects of this very important project. These additional ideas and assumptions will help to further define and clarify the tasks and/or work products. This will, in turn, help the Village better define the intent and goals of the project, its anticipated outcomes, and your expectations of the consultant team.

***Prompt and Thorough
Attention to the Village of
Cold Spring***

The Village of Cold Spring is well aware of just how responsive all members of the proposed B&L team are and have been through our recent work in the Village with the B4A SEQRA and zoning revisions, as well as with our current Butterfield Redevelopment Site Plan Review work. With that said, B&L will continue to make all our work in the Village our top priority, and we have assigned our best senior and technical staff to this project. We have also already established positive and strong working relationships with many Village officials who will be involved with this project. Thus, we are able to respond very quickly to any requests by the Village. We propose to continue this excellent working relationship with all Village officials and committee members associated with this project.

It has also been our experience with similar grant funded projects that the defined scope of work in the original grant often times can and will be modified as the municipality and the funding agency work toward a final agreement. Thus, we would suggest that, once retained, the B&L team be included in any subsequent negotiations with the funding agency to help define a realistic, definable, and achievable scope of work and/or tasks. As a team of very experienced consultants in the field of land use law and code crafting, we can help the Village distinguish between achievable tasks and those that may go far beyond the statutory and fiscal limitations of the NYSERDA grant.

Scope of Work

The following information illustrates our understanding of the scope of work, the issues, and possible approaches for this project, as well as our knowledge of the NYSERDA work program and goals to be achieved. We also rely on many years of experience with similar projects. What follows is a list of possible considerations, organized by general task, that the Village Board of Trustees should consider as they advance this project.

Task 1. Scoping and Project Kick-off

We understand that the most recent NYSERDA Work Scope for this project, as referenced in the Village's RFP, includes many tasks and deliverables associated with the review and revision of a vast majority of the Village's current land use, development, and historic preservation codes. We also understand that the list of anticipated work items within the NYSERDA grant work plan is still being considered by the Village Board and that a final work scope is yet to be approved.

Taking into consideration this issue, the B&L team proposes to work directly with the Village and NYSERDA to develop a responsive scope of services for the project that meets the needs of all parties. Once our team contract is in place, we will initiate a series of kick-off meetings. An initial meeting between the Village and team project manager will be facilitated to discuss candidates to be invited to participate in the Zoning Committee (ZC). Once the ZC is established, a more formal kick-off meeting will be facilitated to review key project team staffing, communication protocols, the project timeline, project scope, and identify key deliverables.

Task 1 Summary

1. Professional Services Contract Development
2. Project Kick-off Meetings
 - a. Executive Kick-off Meeting – A meeting of Project Managers for the Village and B&L team will discuss the make-up and candidates for the Zoning Committee (ZC)
 - b. Meeting with ZC

3. Administrative Meetings – Monthly Meetings with Project Managers for Village, NYSERDA, and the B&L team
4. Preparation of a Project Execution Plan (PEP)

Task 2. Preparation of Draft Zoning Codes Amendments

Following the Executive Kick-off Meeting, and appointment of a ZC, the B&L team will immediately begin to assess the Codes for updates. We understand that, as part of the NYSERDA grant application process, some level of needs analysis was conducted by the Village and/or a prior consultant. However, we feel it is critical that our new consultant team conduct a thorough analysis to validate the list of 25+ possible code amendments described in the RFP, and to uncover any other relevant areas that may have been overlooked where the current Village codes could be revised. This analysis will focus on modifications to the following Village Code Chapters at a minimum:



| | |
|-------------|------------------------|
| Chapter 21 | Planning Board |
| Chapter 40 | Building Construction |
| Chapter 52 | Flood Plain Management |
| Chapter 64 | Historic District |
| Chapter 104 | Signs |
| Chapter 108 | Streets & Sidewalks |
| Chapter 111 | Subdivision of Land |
| Chapter 122 | Trees |
| Chapter 126 | Vehicle & Traffic |
| Chapter 127 | Residential Parking |
| Chapter 134 | Zoning |

These chapters, along with any others, will be reviewed to develop a list of needed modifications related to the following principals and ideals and best planning practices:

- Consolidating sections that may overlap, be redundant, or obsolete
- Elimination of archaic/conflicting code language
- Implementation of Cold Spring 2012 Comprehensive Plan Zoning Update Recommendations
- Implementation of Cold Spring 2014 Draft Local Waterfront Revitalization Program (LWRP) Recommendations
- Evaluation of other Relevant Strategic Plan Recommendations, including Regional Transportation Plans and Economic Development Plans
- Code updates needed in response to state and federal mandates
- Code updates to implement changes in flood resiliency and flood insurance
- Code updates to help implement Storm Water Pollution Prevention and Green Infrastructure practices
- Strengthening Historic Preservation codes

- Strengthening codes intended to reduce or eliminate blight and improve building maintenance
- Code updates for Energy Efficiency and Climate Change Adaptation
- Processing clarifications, approval flow improvements, application updates
- Code updates to Site Plan and Subdivision Regulations
- LEED ND/Sustainable Sites Urban Sustainability code improvements
- Incorporation of Crime Prevention through Environmental Design (CPTED) principles
- Transit oriented design
- Form-based code, hybrid code combining Form-based and Standard Zoning
- Implementation of a Transect code
- Graphic design standards and guidelines, including Site, Architectural, Redevelopment, Preservation, Open Space, Parking, Streetscape
- Urban agriculture codes
- Complete streets codes
- Smart growth code enhancements
- Visual assessment techniques for reviews

This task will be carried out, in part, by all of the members of the B&L team, and we anticipate a minimum of 2 months to complete the assessment and produce a list of related revisions for the ZC's review and approval.

Field Investigations



Figure 1. Transect Graphic Example

In support of the evaluation of the existing code, and to better determine the appropriateness of the possible innovations noted above, the B&L team will conduct field reconnaissance and documentation of various settings in the Village. This evaluation will lead to the development of an 'existing conditions transect' for the Village. Field documentation will include digital photography of public spaces, street corridors, and architectural examples. A diagrammatic documentation of key elements will be prepared to illustrate code-related opportunities.

The B&L team will also conduct field inventories of existing housing and commercial uses and develop a code-related needs assessment.

25 Zoning Code Amendments Task Overview

As noted previously in this proposal, we would like to offer some additional comments and suggestions with the 25+ proposed zoning code amendments listed in the RFP. We will also include some assumptions for those amendments where there may be need for further clarification to ensure expectations are fully understood.

Definitions – Not listed as an item in the NYSERDA work scope, we feel that it is critical that this project incorporate a review and revision of all definitions found throughout the Zoning, Site Plan, Historic Preservation and Subdivision codes of the Village. We propose to review and make consistent all definitions so that there are no situations where definitions are in conflict with each other, or where there exists ambiguity with any definitions. Standardizing all definitions will be critical for ensuring accurate interpretation of any land use issues.



Area and Bulk Regulation Standards – Amendments will be developed and presented to the ZC for new and/or modified Area and Bulk requirements for each current zoning district. However, to ensure that these new area and bulk standards are desirable, we will need to define with the ZC what the preferred “traditional compact, walkable character of the Village” is first. This will be achieved through our field investigations work and development of a transect of the Village as noted above. This transect can also be used to develop preliminary Form-based design standards.

Assumption: The Village is not seeking development of a Form-based code at this time. If the ZC and Village Board of Trustees seek to develop a Form-based code instead of keeping their current Euclidean code, then we would propose the pre-approved NYSERDA work scope be significantly modified and re-defined to accommodate this significant change.



Restrict Shop Front Buildings to Commercial Uses – We will propose permitted use amendments in the Main Street District that will restrict building shop fronts to commercial uses on the main/ground floor, while restricting uses in upper floors.

Standards for Three Story Buildings – We will propose new height standards for buildings in the Main Street District, along with appropriate performance measures to ensure architectural and aesthetic integrity.

Outdoor Lighting Standards – We will proposed amendments to the code that will include detailed lighting standards and preferred fixture design graphics into the code for ease of use and interpretation as to what the preferred designs should look like.

Assumption: We will identify and present several lighting design graphics to the ZC. We will also incorporate those illustrations into the new code.



Sign Standards – We will re-organize the current sign codes from various sections of the Village’s codes into one section and offer revisions to the sign code where appropriate or where missing elements are identified to ensure the sign codes are complete and address all signage issues.

Parking Lot Design & Landscaping Standards – Using Context Sensitive Design and other recommendations from relevant resources, like the SmartCode and the American Planning Association, we will develop new parking standards for all commercial and residential uses and applications across the Village. We will also use our extensive experience with green design techniques, such as porous pavement, sustainable landscaping, and green stormwater management, to develop sustainable and green parking requirements.

B&L’s landscape architects and transportation planners have extensive experience incorporating context sensitive and green principals in parking lot design and use regulations. We will develop new standards for landscaping and green stormwater management that will include items such as a list of non-invasive, native trees and plant species to be used in all new landscaping designs, incorporation of appropriate planting techniques to ensure landscaping survivability, and long-term growth and maintenance considerations for all new landscaping.

Detached Garage Standards – We will work with our site planners and architects to develop appropriate garage siting, design, access and construction standards in line with the Village’s preferences.

Maximum Lot Coverage Standards – We will develop maximum lot coverage standards to ensure that impervious areas on a lot do not exceed recommended coverages, causing undo impacts to existing stormwater management infrastructure or damage to adjacent parcels.

Home Occupation Standards – We will propose performance standard amendments to the home occupation standards that address impacts instead of the uses themselves, and we will expand the areas within the Village where home occupations can be allowed.

Assumption: There may also be a need to re-define and or add to the list of approved home occupations in various zoning districts. We will also provide this where necessary.

Livable Floor Area Standards – We review the existing codes to ensure that prescribed floor area standards are not out of character with current dwelling unit sizes in the Village.

Assumption: B&L will rely on the ZC and Village Officials to determine appropriate minimum dwelling unit floor area sizes. We will not be conducting a survey of Village dwelling units to determine average dwelling unit sizes as part of this project.

Accessory Apartment Standards – We will work with the ZC to develop possible alternatives for allowing accessory units on single-family and commercial lots with appropriate design standards.

Standards for Street Trees – Similar to our work with the landscaping design revisions noted previously, we will develop new street tree requirements and standards to be incorporated into the Village codes and the Site Plan Review process.

Assumption: As a cost savings measure, we propose to develop these street tree standards in conjunction with the new landscaping standards noted previously.



Preservation and Cultural Features Preservation Standards – Similar to our approach for developing street tree standards, we will identify cultural elements, such as stone walls, fences, landmarks, etc., of historic and cultural value that should be preserved and or enhanced. New guidelines and standards will be developed for incorporation into the Site Plan Review process.

This effort can also be extended to include exploration of expanding uses of existing historic buildings throughout the Village outside of their allowed zoning district use. Allowing for adaptive reuse of older structures can aid in their long-term preservation and prominence within a neighborhood or downtown setting by allowing owners to adequately maintain these major cultural assets of the community.

Conservation and Façade Easements – We will develop approaches that will allow the Village to be able to accept or facilitate the use of easements for lands and or/buildings where there is concern for the long-term sustainability of said elements. These approaches will be integrated into the Village code where appropriate.

Demolition Regulations – We will develop new regulations that deal with the demolition of existing structures in all areas of the Village to prevent the untimely or inappropriate removal of buildings without full and proper review by the necessary Village officials.

Permit Conservation Subdivisions – We have extensive experience with our larger municipal Town clients in developing appropriately scaled conservation subdivision design alternatives to be incorporated into the municipalities' subdivision codes. Accordingly, we will develop a new conservation subdivision code that takes into consideration the unique, historic, and somewhat urban character of Cold Spring. This new code will have clearly defined elements and performance guidelines to ensure that natural and cultural amenities on a given site are protected, preserved and enhanced.



Adopt a Ridgeline Protection Overlay District – We will develop an appropriately scaled overlay district for incorporation into the new Village code. We will work with the ZC to identify existing ridgelines with the Village that should be protected under this new overlay, and it is assumed that at a minimum that ridgelines with viewsheds from the Hudson River will be included.

Assumption: B&L will not conduct a GIS-based ridgeline or viewshed analysis to determine the physical location of ridges to be protected or the exact location of viewsheds based on a computer assisted topographical analysis. B&L can perform this analysis if requested by the Village for an additional fee, which is not presently included in the NYSERDA work scope or this proposal.

Green Building Standards – The B&L team of LEED-certified planners and engineers will assist in developing a series of recommendations for all new construction in the Village that furthers the goals of the LEED program and the Energy Star Program. It is recognized that the NYS Unified Building Code does incorporate many of these standards already, but we will enhance those existing codes with additional items that can be offered to builders and developers during the building permit review process to enhance the energy preservation and sustainability of their new construction projects.



Fence Regulations & Standards – We will work with the ZC to develop complete new fence regulations and design standards to be incorporated in all zoning districts throughout the Village. This will be developed as a new stand-alone section of the zoning code.

Zoning Code Amendments for Clarity & Consistency – Similar to our suggestion to revise the Definitions section of all appropriate Village codes, we will work with the ZC, the Village Code Enforcement Officer, the Zoning Board of Appeals, the Planning Board, the HDRB, and the Village Board to identify areas of the existing codes where there are inconsistencies, or where there are typos, mis-referenced sections, etc. It is also our understanding that the NYSERDA Grant listed some specific items to be addressed under this task, which we will incorporate into this part of our work scope.

Amend Permitted Uses in All Districts – Working with the ZC, the Village Code Enforcement Officer, the Zoning Board of Appeals, the Planning Board, the HDRB, and the Village Board we will review and amend the permitted uses on a district-by-district basis where necessary and appropriate. These new uses will be incorporated into the use table(s) of the zoning code.

Amend the Zoning Map – Working with the ZC, the Village Code Enforcement Officer, the Zoning Board of Appeals, the Planning Board, the HDRB, and the Village Board, we will highlight all proposed changes to the zoning districts as prescribed by the Comprehensive Plan and the draft LWRP. We will then review any recommended modifications with the ZC and amend the zoning map and districts.

Assumption: It is assumed that the Village has (or has access to) a digital version of the Zoning Map in a standard GIS-based (ArcInfo, ArcGIS, etc) software format. If a digital version of the current zoning map is not available in a GIS-based format, then B&L will re-create the existing zoning map in said format. However, it should be clearly recognized by the Village that recreating said zoning map will use additional consultant staff time and financial resources, which may have to be reallocated from other tasks included in the RFP and our proposal. We propose to clarify this issue with the Village at the initial project scoping meeting.



Amend the Subdivision Regulations – We have extensive experience with our larger municipal Town clients in developing subdivision regulations and codes that are community-specific. We will work with the ZC, the Zoning Board of Appeals, and the Planning Board to identify missing, incomplete, or incorrect elements of the Village’s Subdivision Codes that need to be revised. We will conduct an analysis of the Subdivision code and provide a list of items for consideration. It is our understanding that the NYSEDA Grant listed some specific items to be addressed under this task, which we will incorporate into this part of our work scope.

ZC Meetings

Up to three (3) ZC Meetings will be held initially to discuss and refine a prioritized list of proposed changes, implementation techniques, and legal implications. The RFP identified 18 ZC meetings to accomplish the above task revisions. However, we have identified several tasks that can be coordinated simultaneously or run concurrently, reducing the need for so many review meetings and reducing the amount of consultant time needed for this part of the work scope. Instead of the 18 meetings originally noted in the RFP, we propose reducing this down to ten (10) meetings. We have extensive experience with committee-based meetings and meeting facilitation, and believe that if structured properly, we can cover far more ground in fewer meetings than originally considered by the Village. This will focus the B&L team and the ZC, allow for increased savings in time, and allow for a better use of the project’s limited financial resources. Thus, we will be proposing an abbreviated project schedule for consideration by the Village. A more detailed discussion of our proposed project schedule can be found at the end of this section and in Section 5.

Draft Amendments Report & Deliverables

A Zoning Amendments Report will be prepared to summarize the evaluation process, present the prioritized list of changes, discuss the implementation techniques, and discuss legal implications and benefits of the proposed amendments to the new code to the Village.

Task 2 Deliverables: *Summaries of Implementation Strategies, Field Investigation Notes, ZC Meeting Minutes, Technical Review and Approaches Report, Draft Amendments Report.*



Task 3. Prepare Draft Historic District Amendments

The B&L team will work directly with the HDRB to identify and recommend updates and revisions to the Historic District Law. The goal will be to identify deficiencies in the current law, recommend new items for incorporation, and generally make the Historic District Law more understandable, user friendly, and responsive for those locally significant historic resources that lie outside of the National Register District. All of the work described previously associated with developing other areas of the Village zoning and land use codes will also be incorporated into this work to ensure compatibility and consistency between the revised Historic District Law and the zoning codes. Thus, we will incorporate similar yet historically appropriate designs for Form-based codes, Traditional Neighborhood Development Design Standards, Adaptive Reuse Standards, and specific Historic District Law Design Standards.

Assumptions: B&L will conduct up to four (4) separate meetings with the HDRB to identify issues and then review the proposed revisions.

Task 3 Deliverables: HDRB Workshop Meeting Minutes, Historic District Law Technical Review and Approaches Report, Draft Historic District Amendments Report.

Task 4. Public Input and Outreach

Public outreach for this project will need to be carefully planned to leverage the results of workshops previously conducted for the Cold Spring Comprehensive Plan and LWRP, while maintaining a fresh approach that can capture the interest and participation of the public. While workshop-style meetings are anticipated, the greater challenge will be educating the public about some of the innovations in the code. We will develop and maintain a project web page and provide assistance to the Village and ZC with design and production of outreach materials and general communications management. We anticipate innovations in public outreach will be needed to avoid the “workshop fatigue” that can plague a project or community.

Public Participation Plan

Following the Executive Kick-off Meeting, the B&L team will immediately prepare a draft Public Participation Plan (P3). The draft P3 will establish a reasonable schedule of ZC and public meetings and workshops, and fix general locations and times of day for conducting the workshops. Scheduling should maintain a level of flexibility, and a contingency plan will be included to ease inevitable rescheduling. Key features of the P3 will include identification of point persons, facilitators, staffing for outreach, protocols for press releases, and key media contacts.

Review Meetings

The P3 will be reviewed with ZC during one or two regularly scheduled meetings, and a final P3 will be drafted.



Project Web Page

The B&L team will develop a web-page to be integrated for convenient access for Village officials, stakeholders, and the general public. This web page will provide basic project information, links to key deliverables, outreach event information, project progress, and public educational information about the codes project.

Maps & Graphics

We will create maps and graphics in a clear and legible format suitable for display at large group meetings and in electronic formats. We will use photographic images as well as dynamic tools, such as GoogleMaps street view, to further illustrate what the data actually represents. The B&L team has extensive experience with such mapping exercises and their use in public meetings and interactive workshops, and we have found them to be a useful tool in communicating ideas about the interaction between land use and sustainability to stakeholders and the broader public.

Interviews

The B&L team will interview key Village officials to discuss perceptions of existing code shortfalls, to assess where process improvements might be needed, and to review potential implications of innovative code changes. It is anticipated that candidates will be selected from Village staff who are actively involved with applicants, as well as a few people from the business community.

Public Meetings

The B&L team will conduct three public meetings and will assist with the preparation of PowerPoint presentations, press releases, advertisement posters/handouts, project information brochures, and mailable comment forms.

Village-Wide Meetings—We anticipate three Village-wide forums will be held. The first will introduce the project, potential improvements, and innovations to be assessed and the project tasks and schedule. The second will present the draft Cold Spring Code Revisions. Each meeting will be preceded by a dry-run working meeting with the ZC. We believe that an educated stakeholder becomes a project advocate; therefore, each workshop will include a brief educational presentation. The remainder of the workshop time will be interactive and focused on activities to help the B&L team assess appropriate sustainability changes to the zoning laws. The third meeting will be to present the final code revisions to the public.

Alternative Outreach Techniques

The B&L team is prepared to develop alternative outreach techniques if so directed by the Village for an additional fee. Some of these techniques include

web-based surveys, mobile workshops, and information booths, in addition to other outreach methods. We recommend creation of an online survey using ‘Survey Monkey’ or a similar service as a way to reach out to residents and local business owners with specific questions to help get their input on potential zoning updates.

Task 4 Deliverables: Final Public Participation Plan, project web site, outreach materials, copies of presentations, copies of meeting notes, ZC review meeting minutes, color presentation boards and brochures for mobile workshops and events

Task 5. Final Code Revisions

Based upon the recommendations of the Technical Review Report and with input from the ZC, public meeting comments, stakeholder comments, and other data and information collected during public outreach, the B&L team will initiate a draft of the Village Zoning Code and draft of the Historic District Law.

Priority and Procedural Analysis

A list of prioritized code updates will be developed, and an appropriate sequence for adoption will be determined. In addition, the B&L team will determine any special mechanisms for adoption and provide information on the legal framework for new sections of code. Suggested updates will be documented in spreadsheet format identifying the section and new language to be adopted. This will help clarify which sections within the code are being targeted and the manner in which they reference other sections.

Graphic Components

Graphic components will be developed for such features as:

- Form-Based Codes
- Transects
- Site and Architectural Design Standards
- Neighborhood Development Standards
- Urban Agriculture Codes
- Complete Streets
- Transportation Oriented Development

Revisions

It is assumed that a maximum of two revisions will be required to incorporate all necessary changes in the code and to address comments from the ZC.

Deliverables: Priority and Procedure Analysis Technical Memorandum, Zoning Update drafts, Historic District Law Update drafts, proposed Zoning Map changes



Task 6. SEQRA Compliance & Adoption

SEQRA Compliance



Pursuant to Article 8 (SEQRA) of the Environmental Conservation Law and 6 NYCRR 617, et seq (collectively “SEQRA”), an update to Village code and a zoning map amendment, as contemplated by this project, is likely to be considered a Type I Action. We note that the RFP anticipates that this project will require a Generic Environmental Impact Statement (GEIS) to be completed by the project team. However, based on our prior zoning update work for other communities, we feel preparing a Long Environmental Assessment Form (LEAF) is more appropriate given the fact that the Village already has zoning and historic district regulations in place. We assume that the Cold Spring Village Trustees will declare itself Lead Agency for the

purposes of conducting a coordinated environmental review process and that, based upon this review, a positive declaration of significance will be issued. The B&L team will prepare all required SEQRA documentation, including an Expanded LEAF and comprehensive finding statement, and prepare and submit the required documentation to the Environmental Notice Bulletin on the Village’s behalf.

Adoption by Village Trustees

The B&L team will assist the Cold Spring Village Trustees with the adoption of the revised codes, preparing drafts of associated findings, a draft resolution, GML 239 referral, Public Hearing, proposed ordinance and/or local law(s), and a revised zoning map.

Final Report & Technology Transfer

The B&L team will assist the ZC with the preparation of a comprehensive final report in a format specified by NYSERDA and as outlined in the RFP. The final report will include the new Zoning Codes, Zoning Map, and Historic District Law.

Assumption: It is clearly noted in the RFP that the Village of Cold Spring is the “Contractor” under the NYSERDA agreement for this project. As such, B&L will not prepare the final report as noted in Task 1.3 of the RFP. However, we will assist the Village with this task by providing all necessary written and graphical information produced during this project you may need to prepare this report for NYSERDA.

In addition, B&L understands and assumes that the Village will also be responsible for preparing all information and reports associated with the required “CGC Required Performance Metrics (RPMs)” analysis, as described in “Exhibit F” of the RFP. However, we will again assist the Village with this task by providing all necessary written and graphical information produced during this project you may need to prepare this analysis and report for NYSERDA. Electronic versions of all work products and deliverables will be made available to the Village and NYSERDA for use as they see fit.

Task 7. Optional - Planning and Zoning Training

A logical and recommended extension of our team services will be to provide planning and zoning training for the Village to assist in the transition to the new code. These sessions would be specific to the new Zoning Ordinance and Historic District Law, but would also meet the NYS Department of State-mandated planning and zoning board training requirements. We also recommend that the new code and the approval process be presented in at least one workshop session for developers. B&L can provide this value-added service for a nominal fee once the final adoption process has been completed and the new codes are filed with the NYS Department of State.

Schedule

We noted previously that the estimated project schedule, as noted in Task 2 of the RFP of 18 months, was perhaps driven by the intention to conduct one ZC meeting a month for a total of 18 meetings spanning 18 months. However, based on our prior similar work in other communities, we feel that this 18 month timeline is a bit excessive and can be compressed down to 12 to 14 months. We can achieve this significant time savings by conducting regular ZC meetings at an accelerated rate of one meeting every 2-3 weeks, instead of one meeting per month. We also propose to cover multiple issues at certain ZC meetings versus having one meeting dedicated solely to one topic. Given our highly experienced planners and facilitators, we will conduct well-structured and productive meetings over the course of the project. This approach not only results in a greater efficiency of time spent by the B&L team, but it also requires less time spent by a wholly volunteer Zoning Advisory Committee, which is composed of people volunteering their valuable time and effort.

We offer the following estimated schedule of project milestones for the Village's consideration. If the final NYSED-approved scope of work changes, this estimated timeline may need to be revised accordingly.

| Task | 9/14 | 10/14 | 11/14 | 12/14 | 1/15 | 2/15 | 3/15 | 4/15 | 5/15 | 6/15 | 7/15 | 8/15 | 9/15 | 10/15 | 11/15 |
|------------------|------|-------|-------|-------|------|------|------|------|------|------|------|------|------|-------|-------|
| Contract | | | | | | | | | | | | | | | |
| Appoint ZC | | | | | | | | | | | | | | | |
| ZC Meetings | | | | | | | | | | | | | | | |
| Zoning Updates | | | | | | | | | | | | | | | |
| Public Meetings | | | | | | | | | | | | | | | |
| Zoning Revisions | | | | | | | | | | | | | | | |
| SEQRA Review | | | | | | | | | | | | | | | |
| Public Hearing | | | | | | | | | | | | | | | |
| Adopt New Laws | | | | | | | | | | | | | | | |
| Final Report | | | | | | | | | | | | | | | |



B&L is one of a select few consultants in New York State authorized to provide custom-tailored energy-related assistance to municipalities under NYSERDA's Flex Tech program. We have been an approved Flex Tech consultant since 2009 and currently have 17 LEED accredited and certified staff across several disciplines.

Barton & Loguidice Qualifications and Experience

Urban/Village Planning Qualifications

The B&L team has extensive and relevant experience in the areas of:

- Zoning and design guideline formulation and analysis
- Municipal comprehensive planning
- Urban/village design
- Complete street design
- Multi-modal transportation system design
- Corridor revitalization and streetscapes
- Access management and traffic calming strategies
- Community visioning and consensus building
- LEED building and design

B&L's planners and designers develop codes and prepare design standards for downtown communities and districts that improve not only the aesthetic of a neighborhood, but its functionality as well, resulting in an enhanced sense of place and community. Our planning team also assists our clients with securing funds to help implement projects by preparing grant applications for various funding agencies.

With the advent of "Smart Growth" principles and legislation, we are keenly aware of the need for communities to use existing infrastructure and facilities within the existing footprint to offer more mixed-use and LEED for Neighborhood Development (LEED-ND) opportunities.

Our Sustainable Planning and Design (SPD) group specializes in community planning, zoning, and subdivision laws and works with our other disciplines to incorporate environmental, infrastructure, and transportation planning concerns, as needed, when reviewing a community's current and future planning goals. We are well-versed in the LEED-ND and SEQRA process and have the backing of a large environmental department to support any environmental issues that may arise, including any/all Type 1 Actions related to the adoption of new codes.

LEED Certification

B&L is one of a select few consultants in New York State authorized to provide custom-tailored energy-related technical assistance services under the New York State Energy Research and Development's (NYSERDA) FlexTech program. Through this relationship, B&L can provide grant-assisted planning and engineering studies of energy-efficiency measures, provide computer-assisted energy modeling, and provide assistance with energy planning and design issues. B&L can also help identify opportunities for incentives available under the various NYSERDA programs. A listing of all of B&L's NYSERDA-funded projects is provided at the end of this section.

*B&L recognizes the importance of community-based, proactive planning. Zoning developed as a result of that planning should represent as accurately as possible that vision and **enhance the Village as a premier place to live and work.***

Zoning Ordinance Preparation Assistance

B&L provides comprehensive planning and zoning ordinance preparation assistance to more than 20 municipalities. Zoning and land use code preparation assistance services include review of existing codes and zoning regulations, recommendations for changes, and assistance to legal representatives. Comprehensive planning includes review of existing transportation, utilities service, recreation, and other amenities and recommendations for improvements.

B&L recognizes the importance of community-based, proactive planning. Zoning developed as a result of that planning should represent as accurately as possible that vision. Our experience tells us that traditional zoning does not always offer the best method of codification. We will apply our many years of municipal planning experience to provide Village of Cold Spring officials, residents, and business owners with the option to implement “Form-Based Codes” and associated other related land use laws.

We are well aware of the unique land use, planning, and growth issues facing the Village of Cold Spring through our recent work with the Village, as well as with other small urban communities. We will deal with issues such as:

- How to effectively incorporate New York State land use rules, regulations, and policies into your own municipal codes
- How to use the “Technical Guidance Manual for Sustainable Neighborhoods” developed by Pace Land Use Law Center
- How to address the impacts of residential and commercial growth
- How to balance the need for economic development with the desires to have a walkable and safe community
- How to attract new and updated mixed use development
- How to leverage the unique development pattern of the Village to enhance the sense of place
- How to identify and then incorporate appropriate regulatory tools, such as the LEED-ND standards, into the local codes to allow for greater control over the built form.

A representative list of New York State clients where we have assisted with zoning is listed below.

| | |
|---------------------|--------------------------------------|
| City of Oneonta | Planning and Zoning Training |
| Town of Aurelius | Town Zoning Law |
| Town of Forestburgh | Forestburgh Zoning Update |
| Town of Lloyd | Highland Square PUD EIS and Rezoning |
| Town of Lysander | CAD Base Mapping & Zoning Map Update |
| Town of Lysander | 2013 Zoning Map Update |

| | |
|------------------------|--|
| Town of Marbletown | Planning and Zoning Training |
| Town of Marlborough | Marlboro Hamlet Plan |
| Town of Penfield | Sewer Capacity Studies—Planned Hamlet Zoning Area |
| Town of Marcellus | Planning Board/Zoning Board Assistance |
| Town of Schoharie | Town of Schoharie Zoning Update |
| Town of Seneca Falls | Town of Seneca Falls Zoning District Mapping Project |
| Town of Vernon | Town of Vernon Zoning Revisions |
| Town of Vernon | Zoning Map Update |
| Town of Verona | NYS Routes 46 and 31 Zoning Change |
| Town of Verona | Route 365 Zoning Change |
| Village of Camillus | Village of Camillus Zoning Map |
| Village of Champlain | Planning and Zoning Training |
| Village of Chittenango | Chittenango Zoning Code & Map Update |
| Village of Elbridge | Village Map (Zoning, Planning) |
| Village of Ellenville | Zoning Map |
| Village of Manlius | Village Zoning Map Assistance |
| Village of Tully | Zoning Map Update |
| Village of Tully | Zoning Map Revision for Local Law 1-1999 |



Form-Based Codes

As an alternative to traditional bulk and use-based zoning codes, many municipalities are turning toward the use of Form-Based Codes (FBCs) to address the built environment of their main streets and downtowns. FBCs concentrate on the visual and aesthetic aspects of new or in-fill development, rather than on the use. FBCs have far greater flexibility to address how a community looks as it grows, rather than what will be allowed. As with similar Smart Growth concepts, FBCs can be applied to in-fill development in existing neighborhoods and new development.

B&L has successfully applied the use of FBCs in village downtown areas to promote a common historical or architectural theme, and we have used FBCs in dense urban village and city settings through development of form-based design guidelines and standards for new development. FBCs represent an innovative and creative approach to addressing your communities land use regulation needs and should be included in any municipality's regulatory tool box.



Planning and Zoning Board Training

Over the last few decades, B&L has successfully completed numerous land use and planning studies that evaluate, select, and implement alternative policies to maintain a community's character, and then develop appropriate strategies to achieve the desired sustainable community. The challenge will be to determine how the community perceives itself, and what the community goals are with respect to future land use and development across the entire Village.

Project Manager Chuck Voss is currently the Chairman of his Town's Planning Board and has served on numerous community advisory committees. He is well aware of the practical difficulties of implementing new codes from the municipal perspective. He also serves as a member of the **Board of Directors for the New York Planning Federation (NYPF)** and assists with on-going training programs sponsored by the NYPF to municipalities across the state. In addition, Chuck and key members of his team have given **Planning Board and Zoning Board Training sessions** to several New York communities. These programs are tailored to meet the individual municipality's needs and incorporate the latest zoning and planning regulations. These sessions include a presentation and materials for use by present and future board members.

Our firm recognized the need for this service when Chapter 662 of the New York State Laws of 2006 took effect on January 1, 2007, requiring members of planning boards, zoning board of appeals, and county planning boards to receive a minimum number of hours of training a year. The kind of training these board members must receive is determined by the governing bodies of the municipalities and can vary greatly from one municipality to another. **This enhanced training will be a part of our proposed scope of work** to assist the Village's Board in fully understanding and implementing the new codes we develop. **Chuck has already worked with the Village Board and the Planning Board in Cold Spring on developing and implementing the recently adopted B4A zoning code.** Thus, he has an excellent working knowledge of and relationship with all the various municipal officials that will need to be fully trained on the newly adopted codes resulting from this project.

Community Outreach and Public Participation



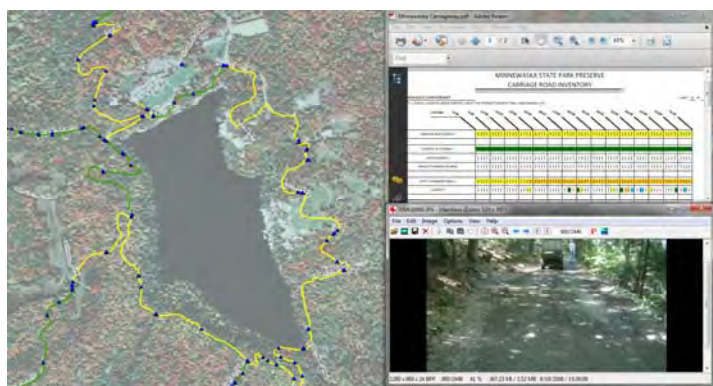
B&L has experience with all aspects of community outreach and public participation in general, and specifically within the Village of Cold Spring, including public meetings, community surveys, design presentations, promotional materials, and project websites. With detailed graphic visualizations, the public can see ideas at work, facilitating consensus-building and community buy-in. Our staff has the keen ability to listen to the needs being expressed or implied and to respond with appropriate follow-up activities.

Our team has been trained in public speaking and brings the ability to present our concepts in a way that will rally community members or stakeholders with

the anticipation of the realization of shared goals. We employ careful listening and understanding of the public's concerns to diffuse volatile situations and help our clients move projects forward.

With our current knowledge and working relationship with the Village, we can fully use our expertise to make sure the public is informed and has opportunity for input.

Geographic Information Systems (GIS) for Land Use, Sea Level Rise, Flood Control Studies, and Greenprinting



Our GIS services include not only the creation of informative and useful maps, but also analysis of geographic and spatial data that facilitates efficient transportation, energy conservation, watershed mapping, stormwater outfall mapping, and sustainable land use. We work with flood mapping during our development of Hazard Mitigation Plans, waterfront and dam inundation studies, etc. Our staff also uses GIS for Greenprinting: the use of spatial data to plan conservation of green space in communities to take advantage of ecosystem services for stormwater management and water quality control, as well as to maintain community character.

Other Supporting Disciplines

To support the overall efforts of this project, B&L has on staff team members that will assist with:

- Stormwater management via model code modifications
- Architectural standards
- Arboriculture considerations
- Green building codes
- LEED-ND standards
- Energy standards
- Flood resiliency
- Complete Street design standards
- Brownfields
- Wetlands and ecology
- Climate adaptation and greenhouse gases
- SEQR
- General infrastructure sustainability analysis

As noted previously, many of our staff are LEED certified and cross trained for flexibility, and a majority of our projects are interdisciplinary, often with multiple subconsultants. So we are well experienced with multi-faceted planning projects such as yours.

Creative and Strategic Approaches

B&L was retained by the small City of Mechanicville, NY, population 5,200, to create a Downtown Revitalization Strategy. The City, only 1 square mile in size, lies between Albany and Saratoga Springs and had sustained disinvestment and de-industrialization in the 1970s and 1980s. The Downtown Core Business Area was suffering from competition with shopping malls in the surrounding towns, and the commercial vacancy rate was climbing.

B&L's approach included a partnership between the local government and the private sector. A Revitalization Committee was formed with representatives from B&L and both groups, which met on a monthly basis. The Committee also held public input meetings to involve the residents and to gain insight regarding day-to-day challenges in the City. As a result of this approach, the Committee prioritized its Community Development Needs. The goals were to upgrade vital infrastructure, secure grant funding to assist Downtown businesses, invest funds in the waterfront to attract tourists, and upgrade the Gateways into the City to develop a "sense of place."

The Committee met with representatives from a number of state and federal funding sources and secured over \$13 million in grants and low interest loans. This resulted in sewer system upgrades, the placement of new sidewalks and pedestrian crosswalks, new Gateway signage at all approaches to the City, a new boat launch and other upgrades to the waterfront area, and direct financial assistance to numerous downtown businesses to fix up building facades and second floor apartments.

The Committee also leveraged a \$200,000 Brownfield Opportunity Area (BOA) grant, which resulted in taking a fresh look at zoning/planning in the Waterfront Zone and identified end-uses for depressed parcels.

Awards, Accomplishments, and Leadership Positions

We have purposely chosen Chuck Voss, AICP, as our Project Manager for this important project given his 23 years of experience as both a municipal planner and a private sector planning consultant. Chuck's former positions as a municipal planner with the City of Utica, City of Albany, and Town of Queensbury give him a unique public sector point of view when it comes to understanding municipal zoning and land use codes. Chuck is also Chairman of his hometown's Planning Board (New Scotland) and knows firsthand how important it is to have modern, accurate, and appropriate zoning and land use codes in place in a community. His private sector work has spanned all aspects of municipal planning projects, and he has vast experience with all aspects of land development and planning. Chuck, along with several of his colleagues, is a certified professional planner through the American Institute of Certified Planners (AICP). In addition, Chuck is on the Board of Directors of the New York Planning Federation. Related to his role as a NYPF Board Member, Chuck also

provides hands-on training to municipal Planning and Zoning Boards across New York State, and he is a regular speaker at numerous planning conferences. A review of our team's resumes will highlight other's accomplishments and leadership positions relevant to this type of work.

B&L Relevant Experience and References

To attest to our zoning and planning qualifications and give you an idea of our similar experience, we have selected some projects to describe in detail on the following pages.

Site/Architectural Design Standards for Design Overlay Districts

Village of Chittenango, Madison County, New York



Background

Barton & Loguidice assisted the Village of Chittenango in the formulation, adoption and implementation of site improvement and architectural design guidelines for their historic downtown and primary transportation corridors. The guidelines were developed in response to a need identified during planning phases to develop a set of unique standards that would allow the Village to make informed and sound design decisions during the development review process.

Key Project Components

- The document included a form-based code set of site improvement and architectural graphic standards to assist in future planning and zoning board reviews.
- Upon completion of the guidelines, Barton & Loguidice assisted with zoning law updates, to help them implement the design guidelines. The revised zoning laws were adopted in October, 2010.
- The document provides guidelines and standards for new public and private development projects in commercially zoned areas along two State highways and the historic Village Downtown via special Design Overlay Districts.
- The design guidelines were tailored to a specific need for a commercial design overlay district which was created to carefully manage the trend of strip mall development along two important state highway corridors in the historic Central New York Village.
- The design guidelines provide direction for the Village and developers in the design of new and rehabilitation of existing commercial buildings and storefronts in order to improve the appearance, enhance the identity and promote the pedestrian environment.
- These requirements achieve the goal of creating uniformity, consistency, and clarity in the Site Plan review process that will enhance overall site and architectural design and attract new businesses and customers.

Contact:

Ronny Goeler
Mayor
Village of Chittenango
222 Genesee Street
Chittenango, NY 13037
(315) 687-3936
rgoeler@twcnny.rr.com









Total Project Cost: \$20,000
Completion Date: 2010

Downtown Design Guidelines

City of Mechanicville

Section 3 - Pedestrian, Bicycle and Vehicular Circulation Guidelines

| Item | Name | | Acceptable | Not Acceptable |
|------|---------------------|---|---|--|
| 3.01 | Streets | provide connection for all downtown elements |  |  |
| 3.02 | Parking | provides the transition area from motorist to pedestrian |  |  |
| 3.03 | Bicycle Circulation | helps extend the limits of access to downtown and provides another layer of mobility for those without vehicular access |  |  |

Background

As part of a broad revitalization project, Barton & Loguidice worked with the City of Mechanicville to develop a set of Design Guidelines. The Guidelines will assist the City and Planning Board in reviewing new developments and proposed modifications to existing properties to ensure design features honor the architectural heritage of the City as well as compliment the surrounding aesthetics.

The draft guidelines for the City of Mechanicville were developed as part of the City's Downtown Revitalization Committee's efforts to reinvigorate their main commercial district. Since the draft was implemented several local businesses have undergone façade improvements making a significant positive impact on the City's small downtown core.

Contact:

Mark Seber
City of Mechanicville
36 North Main Street
Mechanicville, NY 12118
(518) 664-9884

Total Project Cost: \$15,000
Completion Date: 2009

Community Design Guidelines

Village of Ellenville, New York

Background

Barton & Loguidice (B&L) was retained to develop a series of community design guidelines which are intended to assist municipal planning boards, architectural review committees, etc. in adjudicating their responsibilities. The guidelines are also deemed appropriate for assisting the Village in preserving the architectural character and community history of the Village downtown.

The adoption of appropriate design standards and guidelines by the Village of Ellenville:

- Preserves the architectural and historic quality and character of the downtown commercial district
- Establishes criterion to ensure quality design and consistency of architecture for rehabilitation and infill projects
- Enhances property values
- Spurs economic revitalization
- Protects the investment current and future property owners

B&L's landscape architectural staff has worked continuously with the Village of Ellenville for the revitalization of their community. Through the NYS DEC Municipal Tree Planting Program, B&L helped secure funding for street tree plantings within the Village's main street. Street trees in this area will provide a visually consistent roadway section, present visual recognition for the commuter/visitor that they have entered a village environment, and support traffic calming measures to slow the vehicular traffic flow that traverses the community.

B&L is also working with the Village in the development and implementation of design standards for their downtown commercial district. In many cases, the review of development proposals can become centered more upon procedural issues than on substantive issues of design form and quality. The design standards will provide the Village with illustrative and written guidance for the form and appearance of development that is consistent with the character of the community; establish a degree of consistency for architectural rehabilitation; enhance the value of property within the downtown commercial district; and protect the investment of current Village landowners. In addition, the design standards will reduce or eliminate the architectural characteristics of sprawl development and will work towards a consistent vision for Ellenville's future.

Client:

Joe Stoeckeler
Village Manager
Village of Ellenville
Government Center
2 Elting Court
Ellenville, NY 12428
(845) 647-7080
jstoeckeler@villageofellenville.com



Total Project Cost: \$302,800
Completion Date: 2006

Smart Growth Grant Implementation

Town of Tupper Lake, New York



The Town and Village of Tupper Lake are working proactively and cooperatively to improve the appearance and overall functionality of the Junction (Faust), Uptown and Waterfront Park areas along NYS Routes 3 and 30 within the Village. Building upon the 2007 Economic Development Strategy (The Camoin Plan), the Downtown Revitalization Plan and the Multi-Use Recreational Trail and Transportation Network Plans, B&L's compilation of Design Guidelines tailored specifically to the Tupper Lake community will further assist Tupper Lake in fostering its vision via a mechanism to encourage appropriate site and architectural designs at the onset of future proposed construction or renovation projects.

A Smart Growth project report and Design Guidelines were prepared to provide a basis for architects, engineers, landscape architects, developers, Town and Village Planning Board members, residents and Village officials to address site development issues within the core business corridors of the Village of Tupper Lake. These guidelines provide suggested approaches and criteria for design to assist developers and the Village as they design and review projects that include: architecture; site development; vehicular; bicycle and pedestrian circulation; parking; streetscape improvements; signage; and lighting.



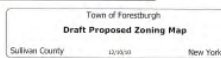
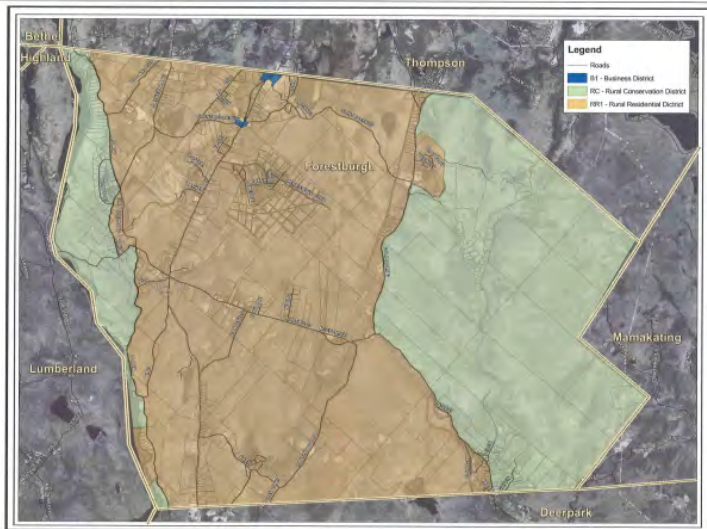
Contact:

Roger Amell, Town Supervisor
Town of Tupper Lake
120 Demars Boulevard
Tupper Lake, NY 12986
(518) 359-9132

Total Project Cost: \$59,000
Completion Date: 2009

Zoning Map and Code Revisions

Town of Forestburgh, New York



Client:

Joanne Nagoda
Town Clerk
Town of Forestburgh
PO Box 114
Forestburgh, NY 12777
(845) 794-0611



Town of Forestburgh

Proposed Draft Revised & New Land Use
Codes, Subdivision Code & Zoning Map

January, 2011



Our Services

B&L assisted the Town of Forestburgh's Zoning Review Committee with a comprehensive review and update to their existing land use codes and zoning map. The Town had not updated their codes since 1978, and B&L was retained to prepare numerous new code sections to support the Town's comprehensive plan goals and strategies.

B&L facilitated numerous committee workshops and public meetings to support the development of the new codes and revisions to the current zoning map that included two new commercial districts. As a result of the project, B&L provided a completely revised Major and Minor Subdivision Code, created a new Adult Uses code, drafted design guidelines for the existing commercial zone, and provided new agricultural overlay zoning to guide new and existing agricultural uses across the community.

Total Project Cost: \$15,000
Completion Date: 2011



1317.001

Downtown Revitalization Grant Project

City of Mechanicville, New York



Contact:

Mark Seber,
Commissioner of Accounts
City of Mechanicville
36 North Main Street
Mechanicville, New York 12118
(518) 664-8331
mark.seber@mechanicvilleny.gov

B&L provided design guidelines based on the City of Mechanicville Downtown Revitalization Plan. The key elements of B&L's approach to the City's revitalization plan were to:

- Prioritize grant applications that can be applied for to create a project 'buzz' centered on Main Street aesthetic improvements;
- Engage the community in lively design charettes to meet grant program public participation needs, build consensus, foster stewardship, and to allow the project team to listen and respond, applying our engineering, landscape architecture, and planning expertise;
- Develop concept plans and budgets needed for applications including eye-catching graphics;
- Seek planning grant funds to leverage additional funding into this project, and to stretch the available project budget;
- Propose specific planning projects to assist with the implementation of community goals such as a city-wide build-out analysis, study of form based code, overlay districts, architectural guidelines, streetscape guidelines, landscape standards, signage standards, etc.;
- Coordinate the efforts to strengthen visual and functional linkages between the City's downtown and the waterfront; (kayak launch and terminal dock improvement projects are currently funded and in progress)
- Develop RFPs to stimulate and attract private developer investments beyond grant funded projects for infill development.

B&L coordinated a meeting and bus tour of for numerous funding agencies to showcase the opportunities for projects in Mechanicville that can serve to increase tourism, create jobs, improve pedestrian access, share services, upgrade recreational facilities, and provide for business growth in the downtown business core.



To date, B&L has assisted the City of Mechanicville with the preparation of grant applications, which have brought nearly \$12 million in grant funding to the City. See page 2.

Downtown Revitalization Grant Project (continued)

City of Mechanicville, New York

Total Grants Secured So Far:

| | |
|--|---------------------|
| Capital District Transportation Council (CDTC) | \$ 60,000 |
| Hudson Valley Greenway (Sign Project-1) | \$ 5,000 |
| Hudson Valley Greenway (Sign project-2) | \$ 5,000 |
| Un-Safe Roads: South Street (CDTC) | \$ 500,000 |
| Senator Bruno: Member Initiative (Rte 67) | \$ 75,000 |
| NYS DEC Water Quality Program | \$ 598,000 |
| Small Cities (CDBG) Sanitary Sewer | \$ 600,000 |
| Main Street New York | \$ 200,000 |
| Shared Services (DOS) | \$ 340,000 |
| Senator Bruno Member Item (Sewer Plan) | \$ 40,000 |
| Senator Bruno Member Item (Central Ave Trestle) | \$ 35,000 |
| Saratoga-Washington Partnership (Rte 67) | \$ 35,000 |
| Greenway Water Trail: Kayak Launch | \$ 13,000 |
| Terminal Dock: NYS Parks | \$ 234,400 |
| Brownfields (BOA) NYS DOS | \$ 211,500 |
| Downtown Streetscape & Waterfront Gateway Enhancements | \$ 247,075 |
| South St Safety Upgrades (TIP) | \$2,720,000 |
| Frances St Bridge over Anthony Kill (TIP) | \$2,420,000 |
| North Main St Bridge over Anthony Kill (TIP) | \$2,950,000 |
| Micro Enterprise (NYS Office of Community Renewal) | \$ 200,000 |
| Rural Business Enterprise (USDA) | \$ 99,000 |
| Micro Enterprise (NYS Office of Community Renewal) | \$ 200,000 |
| Saratoga Co.-Repaving Senior Center Parking Lot | \$ 10,000 |
| Saratoga Co.-Electric Doors at the Senior Center | \$ 8,000 |
| Saratoga Co.-Generator | \$ 18,000 |
| Home LPA (NYS Office of Community Renewal) | \$ 400,000 |
| Historic Train Station Rehabilitation (NYSOPRHP) | \$ 100,000 |
| North Central Ave Pedestrian Safety Project (TEP) | \$ 400,000 |
| Total | \$12,294,475 |



Key Projects so far:

- BOA Nomination Study
- Terminal Dock
- Installed a kayak launch
- Shared services evaluation between Mechanicville/Stillwater for regional water service
- South Street Reconstruction

Clean Water Act Stormwater Regulations Pertaining to Green Infrastructure

Albany County, New York (Stormwater Coalition of Albany County)

The Stormwater Coalition of Albany County (Coalition), which consists of twelve (12) unique MS4 communities, was awarded a NYSDEC EPF Water Quality Improvement Project (WQIP) grant of \$35,000 to develop model local land use laws and/or procedures that will enable members of the Coalition to more fully encourage and embrace green infrastructure practices as identified in State, Federal, and other well-known and industry-accepted stormwater management documents.

The primary objective of this project is the development of either model local laws or procedures within the context of identified green infrastructure gaps within the 12 MS4s. Together, Barton & Loguidice, Young/Sommer, LLC, the Green Infrastructure Local Law Advisory Committee (GILLAC - a subgroup of the Coalition), and the members of the Coalition took the first steps in resolving the varied and discrete interests of modern growth and environmental stewardship by reviewing existing codes and identifying barriers to green infrastructure measures, and developing a set of deliverables to aid the 12 MS4s in embracing and adopting measures associated with green infrastructure.

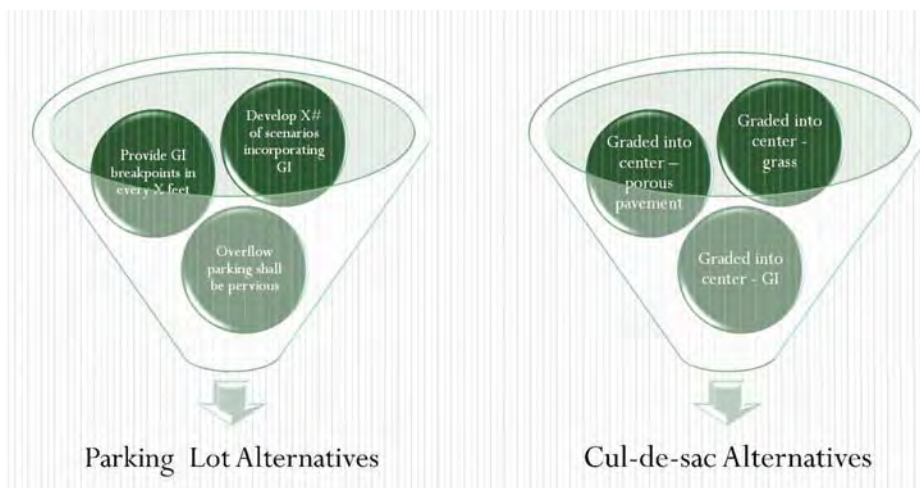
The B&L Team developed a product that illustrates and supports the Coalition's commendable goal of embracing green infrastructure by considering the content of the MS4's existing codes and guidance with regard to the green infrastructure scorecard, which was completed by each MS4 and provided to the B&L Team. Using these scorecards, the B&L Team performed a green infrastructure gap analysis and worked with the Coalition to close those gaps by providing an appropriately designed deliverable consisting of model local land use laws and/or procedures compatible with the goals of green infrastructure and stormwater management as well as community character. Laws or procedures may be "tiered" such that an MS4 can select which level of green infrastructure support is appropriate for their municipality.

The B&L Team worked with the Coalition to:

- Maintain sensitivity to the delicate balance between the varied interests of both economic growth and environmental stewardship
- Enable members of the Coalition to more fully encourage and embrace green infrastructure practices
- Perform a gap analysis based on municipal scorecards and review of local laws
- Identify which gaps are most common – biggest bang for buck
- Develop model laws and/or procedures within the context of identified green infrastructure gaps for the 12 MS4s

Client:

Nancy Heinzen
Stormwater Program
Coordinator
Albany County
112 State Street, Room 820
Albany, NY 12207
(518) 447-7040



Total Project Cost: \$35,000
Completion Date: 2013

SEQR Review and Rezoning Services

Esplanade Waterfront Redevelopment Project, City of Mechanicville, New York



Contact:

Thomas Richardson
County Supervisor
36 North Main Street
Mechanicville, NY 12118
(518) 428-9022



Completion Date: 2009

Background

Barton & Loguidice (B&L) provided environmental support services to the City Council in the SEQR review of a long environmental assessment form and supporting environmental documentation for a proposed mixed-use apartment complex on the Hudson River in the City of Mechanicville. B&L assisted in the drafting of the rezoning of property to incorporate pedestrian oriented pavement standards, floor area ratios, and sustainable design considerations.

The proposed Esplanade development will consist of six, four-story buildings and one, three-story building that will include 225 residential housing units and commercial space along the Hudson River.

Key features of the project will include:

- development of a mixed-use project on ±11.1 underutilized acres (9.9 acres in Mechanicville and 1.2 acres in Stillwater);
- access from the Hudson River waterfront;
- 225 residential apartment units and commercial space totaling 36,730 SF;
- mixed-use of rental housing, retail shops, office space, entertainment venues, dining, indoor and outdoor recreational uses; and
- access to commuters from surrounding regions, as well as from the under construction Global Foundries computer chip factory in Luther Forest Tech Park in nearby Malta.

This project will result in a multi-million dollar private investment.

Barton & Loguidice

NYSERDA Funded Projects

| Project Name/Description | Year | NYSERDA Grant \$ |
|--|------|------------------|
| FlexTech Projects | | |
| Town of Petersburg Municipal Building FlexTech Study | 2013 | \$1,000 |
| Oneida Herkimer Solid Waste Authority CNG Fueling System | 2013 | \$5,400 |
| Town of Verona Fleet Fueling Facility | 2012 | \$6,950 |
| Washington County Sewer District #2 | 2012 | \$49,500 |
| Little Falls WWTP Facilities Plan | 2012 | \$13,200 |
| Tri-Municipal Sewer Commission | 2012 | \$9,850 |
| Champlain WWTP | 2011 | \$2,838 |
| City of Oneida Recreation Center Boiler Study | 2011 | \$2,350 |
| Village of Saranac Lake Adaptive Hydro Energy Study | 2010 | \$8,000 |
| Baldwinsville Central School District | 2009 | \$35,000 |
| City of Saratoga Springs Geyser Crest Well Field | 2008 | \$20,250 |
| Sandy Creek Central School District | 2008 | \$12,700 |
| Hoosick Falls Central School District | 2008 | \$13,250 |
| Albany Country Club | 2008 | \$1,250 |
| Skaneateles Community Recreation Center | 2008 | \$6,250 |
| Village of Dundee WWTP Energy Assessment | 2008 | \$4,548 |
| Town of Rotterdam WWTP Facilities Plan | 2008 | \$8,694 |
| Columbia-Greene Community College | 2007 | \$8,800 |
| Town of Liberty WWTP Facilities Plan | 2007 | \$4,450 |
| Village of Weedsport WWTP Facilities Plan | 2007 | \$3,500 |
| Town of Queensbury WTP Energy Study | 2007 | \$10,740 |
| Carrier Corporation Steam Conservation Study | 2007 | \$48,800 |
| Horseheads Central School District | 2006 | \$7,900 |
| Gehring Tricot Corporation | 2006 | \$5,700 |
| Town of Bethlehem Pump Station Energy Evaluation | 2006 | \$6,700 |
| Village of Whitehall WTP Facilities Plan | 2005 | \$5,475 |
| Water/Wastewater Efficiency Program | | |
| Village of Philadelphia WWTF (1) | 2011 | \$2,600 |
| Town of Elizabethtown WWTP | 2011 | \$17,100 |
| Village of Ellenville WWTP | 2010 | \$23,000 |
| Town of Warrensburg WWTP (1) | 2010 | \$4,000 |
| Village of Weedsport WWTP | 2009 | \$19,500 |
| Town of Owasco Archie St. Pump Station | 2009 | \$5,400 |
| Town of Brookhaven Sewage Treatment Plant (1) | 2009 | \$37,000 |
| Town of Essex WWTP (1) | 2009 | \$20,700 |
| Village of Richfield Springs WWTP (1) | 2009 | \$20,700 |



Barton & Loguidice

NYSERDA Funded Projects

| Technical Assistance Projects | | |
|--|------|-----------|
| DANC Water & Wastewater System Energy Assessment | 2005 | \$20,000 |
| Crucible Steam Energy Conservation Study | 2002 | \$12,000 |
| ARRA Assistance Energy Conservation Studies | | |
| Elbridge Fire Department (PON 4) | 2010 | \$3,800 |
| St. Lawrence County Highway Department (PON 4) | 2010 | \$12,500 |
| Horseheads Central School District (PON 4) | 2010 | \$30,000 |
| Madison County Solar Landfill Capping Project (RFP 10) Block Grant | 2011 | \$224,600 |

(1) Services included technical review of engineering documents prepared by other consultants.





Association of Towns of the State of New York

TALK OF THE Towns & Topics

ASSOCIATION OF TOWNS OF THE STATE OF NEW YORK

Chautauqua Pride.

This Southern Tier town finds itself atop a national list of best small towns to visit in 2014. See the full story on page 14.

Chautauqua



COMBINING RESOURCES TO ADDRESS GREEN INFRASTRUCTURE REQUIREMENTS

By Nadine R. Medina, P.E., CPESC, LEED AP BD+C, Barton & Loguidice, P.C.

Clean Water Act permits actively encourage the use of green infrastructure, yet land use law in New York State is often written such that municipal ordinance language can actually prevent – or even discourage – the use of green infrastructure. The need for green infrastructure in our communities is well-documented through research demonstrating that green infrastructure improves water quality, flood mitigation and provides other environmental benefits. However, interpreting and implementing the New York State Department of Environmental Conservation's (NYSDEC) Municipal Separate Storm Sewer System (MS4) permit GP-0-10-002 can be a daunting task for municipalities. By combining resources, municipalities and other entities can leverage economies of scale, resulting in cost savings, streamlining and efficiency to develop a roadmap for standardizing local green infrastructure laws.

The Stormwater Coalition of Albany County (Coalition) is a collaborative group of 12 unique MS4 communities, including Albany County and the University at Albany (UAlbany), which pools resources to address stormwater permit requirements. The Coalition applied for and received a 2010 NYSDEC Water Quality Improvement Project (WQIP) Grant for \$35,000 to assist it with a collaboration that would study and address green infrastructure local laws with the goal of encouraging green infrastructure practices.

The Coalition formed a small focus group called the Green Infrastructure Local Law Advisory Committee (GILLAC). GILLAC consisted of staff from member communities with planning, stormwater engineering and code enforcement experience and responsibilities. These individuals comprised a group that ultimately would be tasked with scrutinizing their local laws and acting as a liaison for their MS4. They realized up front that there was not enough money to address each of their goals individually, and individual compromise would be necessary for success of the whole.

The Coalition includes several types of regulated MS4s. Most are municipalities with the legal authority to adopt land use regulations (towns, villages and cities). They are described as "Traditional Land Use Control MS4s." Other MS4s in the Coalition (Albany County and UAlbany in particular) lack this kind of land use authority. Despite limited opportunities to influence land use, GILLAC representatives from Albany County and UAlbany fully participated in all aspects of the "Green Infrastructure Model Local Law Project" (project), and their contributions throughout the project highlighted various opportunities to encourage green infrastructure within their respective organizations.

How was the need filled?

The Coalition hired a consultant team, including representatives from Barton & Loguidice, with legal support from Young/Sommer to assist with:

- Inventorying existing comprehensive plans and local laws for green infrastructure strategies and smart growth principles by using a modified water quality scorecard (a task completed by members of the Coalition most familiar with their local laws)
- Identifying green infrastructure local law "gaps" by reviewing the completed scorecards
- Researching other green infrastructure local laws
- Developing a model local law or set of laws beneficial to the unique needs of Coalition members
- Presenting these model local law(s) to the land use decision-makers associated with each Coalition member municipality
- Soliciting feedback from land use decision-makers regarding the content of the model local laws and their intentions

See: Coalition on Page 19

From Page 18: Coalition Creates Comprehensive Standard for Implementing Green Infrastructure in Communities

How Did the Project Progress?

As the project unfolded, the consultant team worked alongside two GILLAC co-chairs, functioning as the overall project team, to evaluate and develop a model local law framework using the following steps:

Step 1: Scorecards

Several resources and tools exist to help municipalities assess the “greenness” of municipal activities and facilities, as well as “on-the-books” laws. The Coalition opted to review several and create its own tools by pulling what it felt was most applicable from various resources. It developed a “Water Quality Scorecard” (scorecard) by drawing from the following resources:

- Center for Watershed Protection Code and Ordinance Worksheet
- Code and Ordinance Worksheet for Development Rules in New York State (developed by the NYSDEC Hudson River Estuary Program, NYS Water Resources Institute in cooperation with the Center for Watershed Protection)
- USEPA Managing Wet Weather with Green Infrastructure Municipal Handbook – Water Quality Scorecard, October 2009.

The purpose of the scorecard was to evaluate existing municipal zoning ordinances, comprehensive plans, review procedures and local laws against recognized green infrastructure practices. Ultimately, the results of this scorecard would be used to identify obstacles to using green infrastructure and to develop language to remove those obstacles and actively encourage the use of green infrastructure. Scorecard topics included: Reduction of Impervious Cover; Preservation of Natural Areas and Conservation Design; Design Elements for Stormwater Management; and Promotion of Efficient and Compact Development Patterns and Infill.

Coalition members were provided both the scorecard and a “how-to” guidance document to help ensure continuity and a common approach. The assignment of the most appropriate MS4 representatives to complete or coordinate this task was critical for achieving timeliness and a

high degree of confidence in the results. After identifying all the development rules that apply in their municipality (as well as local, state, and federal authorities that administer or enforce the development rules within their municipality), MS4 representatives answered the scorecard questions and scored themselves (per the scorecard evaluation sections) according to their answers. Realistic timeframes were set, with stringent deadlines necessary to keep the project moving.

Completed scorecards were provided to the GILLAC co-chairs for review and correction, as needed, resulting in a real economy of scale: one coalition member, a senior planner for Albany County, was able to accurately and efficiently fact-check, clarify and ensure consistency between the scorecards. Great care was taken to make accurate and well-documented revisions, with references to the corresponding local law or guidance provided where necessary. The scorecards were then provided to the consultant team for analysis, which identified instances of inconsistent responses between MS4s. This exercise revealed that the scorecard did not provide a common snapshot of green infrastructure gaps without deeper investigation and an “out-of-the-box” analysis. It was also determined that some of the scorecard questions could be best addressed by additional MS4 education, rather than provisions in a local law and were therefore out of the scope of this project.

Step 2: Gap Analysis

Realizing that, in some cases, the scoring did not accurately reflect the MS4’s existing support for green infrastructure, an alternative assessment of the scores was needed. A numeric approach that weighed the percent of positive responses against the percent of possible positive responses, customized for each type of MS4, was developed. The result was that each MS4 received a score relative to what can be reasonably expected. The resulting scores were grouped in various ways to provide a more precise illustration of the results. An overall gap analysis incorporating all MS4s, as well as separate gap analyses for cities, towns, villages and non-traditional MS4s, were developed.

[See: Coalition on Page 20](#)

From Page 19: Coalition Creates Comprehensive Standard for Implementing Green Infrastructure in Communities

Charts and graphs of the results provided visual representations of the answers, displaying the trends and gaps and helping the project team begin setting priorities.

Step 3: Gap Identification and Selection

The project team used the data to identify green infrastructure local law shortcomings, or “gaps.” Spreadsheets that visually presented the percentage of traditional MS4s that answered positively to each question were created. In addition, three “thresholds” (lines) were added to the spreadsheets, which assisted the project team in identifying questions that were addressed positively by 10 percent, 25 percent and 50 percent of the MS4s. This provided a basis for setting priority gaps, since the original scope of the project assumed a set number of local laws. Those scorecard questions that were already addressed by a majority (more than 50 percent) were determined to not be priority gap areas for the coalition as a whole and were removed from the running for ultimate development of a local law. Albany County and UAlbany were removed from this final analysis because as a result of their unique needs, they require a separate, more customized, document as a project deliverable.

The project team came up with 14 potential gaps comprising groupings of scorecard questions that were similar enough to be addressed under one local law. For example, the proposed gap “Parking” included scorecard questions (11 in all) related to parking lot design, shared parking and parking ratios. Following meetings with elected officials, planners, code enforcement officers and others, each MS4 ranked the 14 gaps in order of their own priority and provided this information to the GILLAC co-chairs, who then produced a summary ranking of all gaps. The coalition’s top eight gaps were chosen from the original 14, and all of the hard work, revisions, discussions, and decisions finally boiled down to a fairly determined set of priorities. The content of the questions within each gap ultimately served as the foundation for development of the

[See: Coalition on Page 21](#)

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From Page 20: Coalition Creates Comprehensive Standard for Implementing Green Infrastructure in Communities

final gap language, which included (in order of their overall ranking):

1. Parking (Parking Ratios, Parking Lot Design, Shared Parking)
2. Rooftop Runoff
3. Vegetated Open Channels
4. Locating Sites in Less Sensitive Areas & Clearing and Grading
5. Open Space Management
6. Model Local Law Language/Guidance for Albany County and SUNY
7. Cul-de-Sacs
8. Sidewalks and Curbs

Step 4: Gap Research

The consultant team researched relevant guidance, laws and design standards throughout the state, along with those that the project team learned or developed through industry experience. In addition, the GILLAC co-chairs provided documents they felt were informative. Some of the most helpful documents researched included:

- Cleveland Heights, OH Parking Code
- City of Boston Parking Ratio Guidelines for its ZBA
- Alexandria, VA Shared Park Fact Sheet
- Stormwater Center Open Space Model Ordinance
- Land Preservation District Model Zoning, Montgomery County, PA
- New York City Green Council Task Force proposed laws
- City of Portland, Oregon “Green Streets”

At this stage, it was important to get all of the research and thoughts down on paper (with sources for referencing and proofing later). This was the basis for the final product, and all options were considered early for later refinement. Through this process, a draft of the language for each local law was born. The documents were reviewed by a panel of industry professionals associated with the consultant team, including environmental scientists and engineers, civil and town-designated engineers, highway engineers, planners and landscape architects carrying a variety of professional designations and certifications. Their insight and recommendations were provided to the project team attorney to help develop legal language that the MS4s could insert into local laws.

GILLAC members reviewed and presented the draft gap language for feedback and commentary. Valuable and spirited comments, questions, concerns and anecdotes were provided verbatim to the consultant team to be reviewed and addressed. During the review, the project team had several decisions to make regarding the feedback, to ensure that the changes: 1) enhanced the draft language; 2) did not represent conflicting goals; and 3) were reasonably feasible.

Step 5: Drafting of Local Laws

Once all comments were reviewed, the consultant team provided revised gap language to GILLAC, which then organized the language within each local law to ensure that a tiered approach (“plug-and-play”) was developed. Knowing the many dynamics that would be at play in this process, this “plug-and-play” approach was designed to increase customization opportunities for the coalition members. This system of organization

[See: Coalition on Page 22](#)



Sustainable Design/Green Infrastructure

Community Comprehensive Planning

Grant Applications

Recreational Facilities and Trails

Waterfront Revitalization

Infrastructure Engineering and Site Design

Zoning

Downtown Revitalization

GIS Analysis, Mapping, and Needs Assessments

Urban Design

Environmental Assessments, Studies, and SEQRA



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From Page 21: Coalition Creates Comprehensive Standard for Implementing Green Infrastructure in Communities

included separating the various requirements identified in each local law into one of three categories. Therefore, three tiers were established as part of the study analysis, as follows:

- **Minimum Action Level:** Language was considered minimum action level if the majority of MS4 communities already incorporated the topic area within the gap category, either by regulation or by unwritten policy of a local board.
- **Best Management Action Level:** Language fell into this category if the topic was included or considered in the review process by a few MS4s with newer code language. In this category, very few municipalities identified equivalent language in their policies, and in several cases, the existing language could better serve green infrastructure if added to or strengthened. This level assumes that MS4s have adopted the Minimum Action Level language.
- **Model Community Action Level:** Gap language was placed in this category if the language was regarding topics that were relatively new to be incorporated to municipal code based on new information in engineering design for stormwater or more recent land use planning ideas, or if it represented ideas that had traditionally been considered incentives within zoning ordinance language. This level assumes that MS4s have adopted each of the preceding levels.

Several figures (dimensions, ratios, percentages, etc.) within the local law language were identified in bold font. For example, "For all applications for site plan approval, the [municipality] encourages applicants to consider installing green roofs on all new commercial and multifamily residential structures and on non-enclosed covered areas of 100 square feet or larger." This indicated that the number represents the gold standard based on established industry principles and precedents set by progressive municipalities, but can be modified to best suit the MS4. It can be relaxed or made more stringent based on the MS4's existing code, future needs, community context and implementation feasibility.

- More information about this project can be found at <http://www.stormwateralbanycounty.org/green-infrastructure/>. In addition, resources used in this process and project deliverables can be found at www.bartonandloguidice.com/AlbanyGreenInfrastructure.htm.

It was always the goal of the project to create user-friendly, customizable language to help provide each MS4 with the level of action it desires and can support internally. The local law language represents a collection of codes that can be pulled from as deemed applicable, or used as a whole. Sections can be relaxed or made more stringent, and not all sections are necessary if not pertinent to a particular MS4. Each section represents a standalone suggested practice/language, and MS4s can decide which to implement.

How will the deliverable be used?

After the gap language was created, Coalition members submitted the language to their governing boards to determine how each MS4 would implement the language. Each MS4 then filled out a comprehensive decision matrix to provide feedback as to whether they intended to adopt the various sections of local law language, and if so, whether they intended to modify it, or, if not, why not. While the results of the decision matrix varied greatly between MS4s and between various sections of each individual gap, GILLAC remained contributing participants from planning through implementation.

The success of this project was largely due to the collaborative, resource-sharing effort between individuals with a wide variety of relevant professional experience and a diverse set of skills. This served to enhance the project approach and ensured a thorough deliverable that represented a summation of the valuable input provided throughout the project duration. □



The New York State Smart Growth Public Infrastructure Policy Act: Problem or Opportunity?

by Glenn Gidaly, AICP

Professional planners have always been in the forefront of advocating for innovative planning techniques and methods: form-based codes, transitoriented development, senior overlay districts and, of course, Smart Growth.

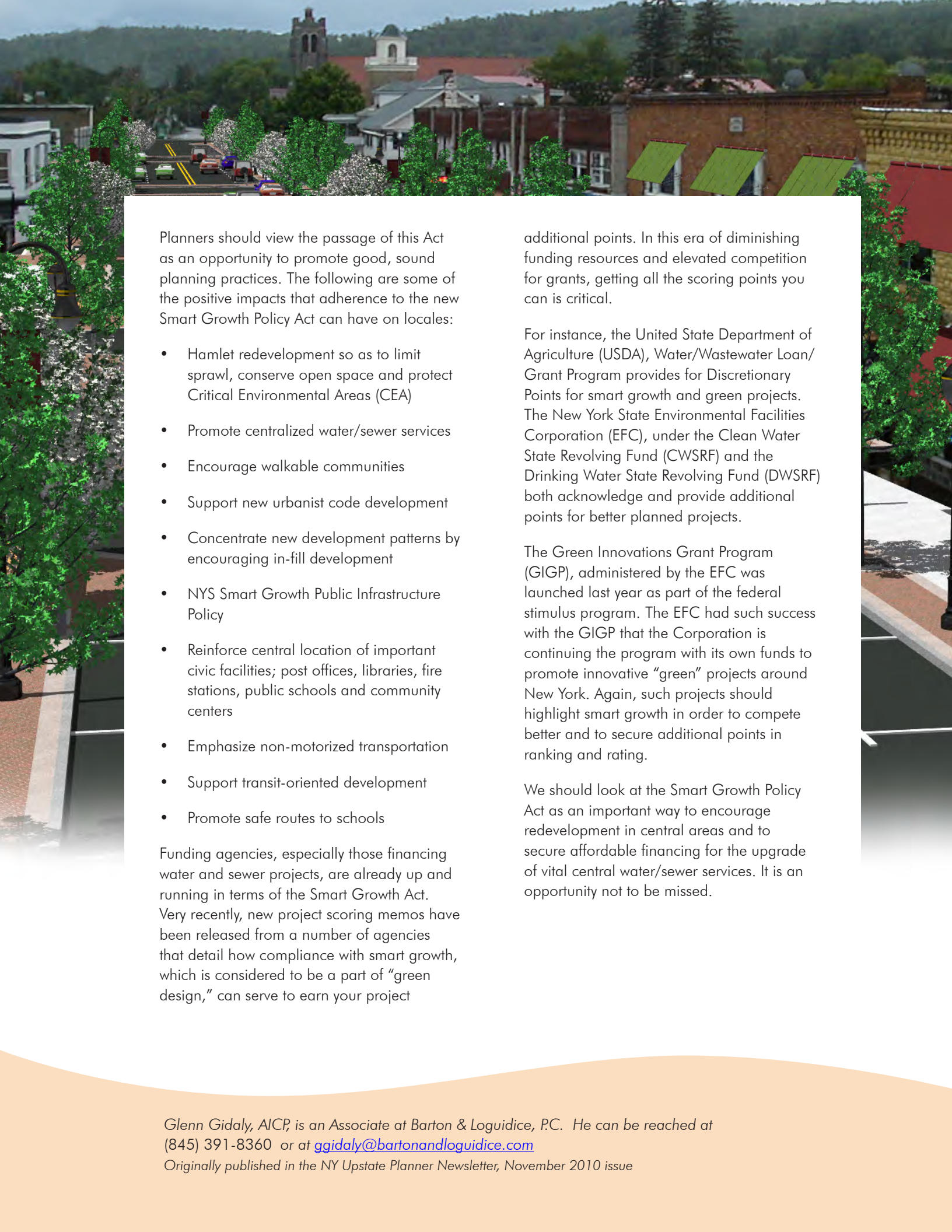
“Smart Growth” has been viewed as a progressive, locally-based, logical and practical guide to planning and development. Conversely, “Smart Growth” has been also seen as government intrusion, as a means to limit private property rights or a conspiracy against our economy.

So, what exactly is “Smart Growth” and how will it affect your communities? As some have said, “I do not know what it is, but I will know it when I see it.” And, see more of it, we will.

The NYS Smart Growth Public Infrastructure Policy Act was signed into law on September 29, 2010. One of the most significant impacts of the Act is that all NYS funding agencies must now, formally, meet ten (10) Smart Growth goals. This provision, aimed at making targeted investments in public infrastructure (central water/sewer/stormwater), will have far reaching affects in terms of where and how public grants and low interest loans are awarded. If you boil the Act down to its core, this means that funding agencies will give preference to and higher ranking and rating points to infrastructure projects that are located in what we planners typically call “priority growth areas.”

Within the body of the Act are ten goals, as they relate to public infrastructure:

1. Use, maintain or improve existing water and sewer services
2. Locate public infrastructure within municipal centers
3. Promote development projects in developed areas or in areas identified for development in a comprehensive plan, local waterfront revitalization plan or brownfield redevelopment plan.
4. Protect, preserve New York State resources
5. Foster mixed land uses and compact development
6. Provide for mobility through a variety of transportation choices
7. Coordinate between state and local governments
8. Promote community-based planning and collaboration
9. Ensure predictability in land use codes
10. Strengthen existing communities so as to reduce greenhouse gas emissions



Planners should view the passage of this Act as an opportunity to promote good, sound planning practices. The following are some of the positive impacts that adherence to the new Smart Growth Policy Act can have on locales:

- Hamlet redevelopment so as to limit sprawl, conserve open space and protect Critical Environmental Areas (CEA)
- Promote centralized water/sewer services
- Encourage walkable communities
- Support new urbanist code development
- Concentrate new development patterns by encouraging in-fill development
- NYS Smart Growth Public Infrastructure Policy
- Reinforce central location of important civic facilities; post offices, libraries, fire stations, public schools and community centers
- Emphasize non-motorized transportation
- Support transit-oriented development
- Promote safe routes to schools

Funding agencies, especially those financing water and sewer projects, are already up and running in terms of the Smart Growth Act. Very recently, new project scoring memos have been released from a number of agencies that detail how compliance with smart growth, which is considered to be a part of "green design," can serve to earn your project

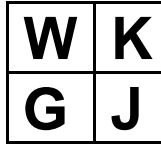
additional points. In this era of diminishing funding resources and elevated competition for grants, getting all the scoring points you can is critical.

For instance, the United State Department of Agriculture (USDA), Water/Wastewater Loan/Grant Program provides for Discretionary Points for smart growth and green projects. The New York State Environmental Facilities Corporation (EFC), under the Clean Water State Revolving Fund (CWSRF) and the Drinking Water State Revolving Fund (DWSRF) both acknowledge and provide additional points for better planned projects.

The Green Innovations Grant Program (GIGP), administered by the EFC was launched last year as part of the federal stimulus program. The EFC had such success with the GIGP that the Corporation is continuing the program with its own funds to promote innovative "green" projects around New York. Again, such projects should highlight smart growth in order to compete better and to secure additional points in ranking and rating.

We should look at the Smart Growth Policy Act as an important way to encourage redevelopment in central areas and to secure affordable financing for the upgrade of vital central water/sewer services. It is an opportunity not to be missed.

Qualifications and Experience of WKG&J



Representative services for municipal clients include the following.

Village of Briarcliff Manor

The firm has been counsel to Briarcliff Manor since 1995. We have rendered legal opinions in all areas of municipal law and reviewed contracts, litigated matters, and drafted local laws in a full range of areas. We currently advise the Village in its preparation, review, and consideration of environmental constraints legislation pertaining to steep slopes, wetlands, land excavation and bulk zoning regulations. We were instrumental in the preparation and adoption of a new Village Code, and we worked closely with the Village's consultants in developing a central business overlay district, and policies for the Village's affordable housing program, and in shepherding SEQR review of bulk zoning regulations and an updated Comprehensive Plan. Our representation also has included a complex transaction to move the Village's water source from the Croton Aqueduct to the Catskill Aqueduct – involving agreements with three other separate entities, United Water New Rochelle Inc., the Village of Tarrytown, and the Village of Sleepy Hollow. Our attorneys sit regularly with the Board of Trustees and the Planning Board and upon request with the Zoning Board of Appeals.

Village of Elmsford

The firm has been counsel to the Village of Elmsford since August 2003. We have rendered legal advice in all areas of municipal law, and we have provided the Village's newly reconstituted Building Department with significant guidance relative to Building Code compliance, review and enforcement. We have been working on a comprehensive re-codification of the Village's Code which has included the preparation and adoption of local laws in areas such as Adult Entertainment Uses and Wireless Telecommunications. We have negotiated on behalf of the Village with the Town of Greenburgh, the Village's two fire departments and Westchester County on numerous matters including contracts, land development and litigation issues. Our attorneys sit regularly with the Board of Trustees and the Zoning Board of Appeals.

Town of New Castle

From January 1988 through December 2013, the firm was counsel to the Town of New Castle. In that capacity, we rendered legal opinions in all areas of municipal law and reviewed contracts, litigated matters, and drafted local laws in matters ranging from open space preservation to accessory apartments to creation of the position of Town Administrator. Among other things, we drafted wetlands, steep slope protection, tree preservation, environmental protection overlay, and other zoning and environmental legislation. We advised on SEQR compliance, reviewed and prepared bid and public contract documents, created and extended municipal districts, negotiated for the

acquisition of private lands, prosecuted condemnation and *in rem* tax foreclosure proceedings, prepared, negotiated, and reviewed regulatory compliance in connection with cable television franchise transfers and renewal, and rendered advice in all aspects of municipal law. Our attorneys sat regularly with the Town Board, the Planning Board, and the Zoning Board of Appeals and represented those boards in litigation.

Town of Yorktown

The firm has been special counsel to the Town of Yorktown since April 2008, and served as Interim Town Attorney from January through March 2010. As special counsel we advise all municipal boards on SEQRA and land use issues and our attorneys sit with the Planning Board and Zoning Board of Appeals on a regular basis. We provide legal defense of the Town in connection with tax *certiorari* cases and Article 78 proceedings and recently successfully dismissed an action involving several constitutional claims in the United States Court of Appeals for the Second Circuit. As Interim Town Attorney, we provided full legal services to the Town during the period in which the Town had a vacancy in its in-house staff Town Attorney position.

A summary of our special counsel services for municipal entities further illustrates the breadth of our municipal experience.

Village of Cold Spring

We are Special Counsel to the Board of Trustees, the Planning Board and other municipal bodies in connection with the redevelopment of the former Butterfield Hospital site for a mixed use commercial and residential development.

Village of Mamaroneck

The firm has served as Land Use Boards Counsel to the Village since 2011. The firm sits with the Planning Board, Zoning Board of Appeals, and Harbor and Coastal Zone Management Committee and defends those boards in Article 78 proceedings. Additionally, the firm has drafted legislation and advised the Board of Trustees on the update of the LWRP and Comprehensive Plan. The firm has also provided legal advice and counsel to the Board of Ethics on various issues arising out of complaints before and investigations by the Board of Ethics.

City of Rye and Village of Scarsdale

We are special counsel retained to prosecute *in rem* tax foreclosure proceedings on behalf of these municipalities. A foreclosure proceeding we maintained on behalf of Scarsdale included the successful prosecution and collection of outstanding tax liens in excess of \$239,000.00 against consulate property of the Republic of Kenya.

City of Mount Vernon

We are special counsel to the City of Mount Vernon Urban Renewal Agency in connection with the adoption of an Urban Renewal Plan for a blighted area of the City and the proposed redevelopment of that area for a mixed use residential and commercial development.

Town of Pelham

We are Special Counsel to the Town for general municipal matters. In that capacity we assisted the Town in recovering funds improperly expended on a municipal project.

Village/Town of Mount Kisco

The firm served as special counsel to the Village in connection with the multi-tenant re-occupancy of a former 568,672 square foot Grand Union warehouse, and in litigation concerning construction of a Village bridge. We also represented the Village in litigation concerning development of a Village parking lot and in construction of the Village's water treatment plant.

Town of Patterson

We worked with the Town Board in the drafting of legislation to update the Town's Zoning Code as it pertains to "clubs" and "research and development" uses.

City of Beacon

The firm served as Special Counsel to the City Council and Planning Board on a development moratorium, a rezoning of property, and a development which finally included 54 affordable family dwelling units and 60 residential units designed for senior citizen housing.

Town of Carmel

The firm served as Special Counsel to the Town Board on a variety of issues pertaining to the drafting and application of the Town's Code of Ethics and the operation of its Board of Ethics.

Ardsley Union Free School District

We represented the Ardsley Union Free School District in connection with major renovations of the District's high school facilities and the defense of violations asserted by the New York State Department of Environmental Conservation for problems allegedly arising from the work on those renovations. We investigated the charges, negotiated consent orders for corrective action, and advised on the coordination of architects, engineers, and contractors to implement the corrective action.

The management team for this project was introduced in the Letter of interest. Attached is an organizational chart indicating key staff for this project, followed by team resumes.



Zoning Code Update / NYSERDA Grant Implementation
Village of Cold Spring



Officer in Charge
Donald H. Fletcher, P.E.

- Officer in Charge
- QA/QC
- Resource Allocation

Project Manager
Charles A. Voss, AICP

- Main point of contact
- Team coordination

Zoning Advisory Committee

Charles A. Voss, AICP

- Review and unification of existing standards, ordinances, and mandates
- Sustainable zoning innovations
- Comp Plan & LWRP compliance
- Grant administration
- Public Information meetings
- New code training & implementation

Thaddeus M. Kolankowski, RLA, LEED AP

- Design standards
- LEED-ND zoning innovations
- Context sensitive code solutions
- Illustrations and renderings
- Public Information meetings
- Planning and Zoning Board training

Keith F. Ewald, RLA, AICP

- Modern zoning innovations
- Community and neighborhood form
- Vacant land and infill guidelines
- Business sensitive code development
- Graphic illustration
- Design guidelines
- Urban agriculture

Nadine Medina, P.E., CPESC, LEED AP

- Green infrastructure
- Stormwater management
- Flood resiliency
- CSO reduction

Sharon T. Lilla

- Modern zoning innovations
- Design standards and guidelines
- Community form and neighborhoods
- Public participation and consensus building

Joseph C. Maryak, RA, LEED AP

- Historic preservation
- Architectural building standards
- Green building codes

David J. Witte, P.E., CEM

- Green building codes
- Energy standards
- Renewables

Robert J. Murphy, Jr.

- Existing codes analysis
- Design guidelines
- NYSERDA Grant administration
- SEQRA Compliance

Daniel J. Rourke, P.E., PTOE

- Transportation planning
- TOD
- Parking

Jeffery J. Reed, P.E.

- Climate adaptation measures
- Greenhouse gas considerations
- Energy standards

Dean G. Mason, P.E.

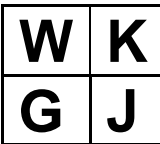
- NYSERDA Flex Tech Liaison
- NYSERDA PEP preparation
- NYSERDA Program Reporting

Brian D. Frantz, GISP

- Mapping
- GIS analysis

Anna L. Georgiou, Esq.

- SEQRA Compliance
- Draft Code Preparation
- New Code Training & Implementation
- Green Code and Sustainability Support
- Sustainable Neighborhoods Compliance



WORMSER, KIELY, GALEF & JACOBS LLP

Years of Experience

23

Education

M.S., Land Use/Environmental Planning – Center for Urban & Environmental Studies, Rensselaer Polytechnic Institute, 1991

B.A., Political Science – University of Maine, 1986

Professional Certification

American Institute of Certified Planners Certification (AICP)

Publications

“Preparing an Environmental Impact Statement” - Capital District Business Review, Jan. 31, 2000, Vol. 26, No. 43.

Professional Affiliations

Planning Board Chairman, Town of New Scotland

New Scotland Comprehensive Plan Committee Member

New York Planning Federation (NYPF) Board of Directors member

American Planning Association (APA) Member

Upstate New York Chapter of the APA Member

Capital District Planners Association Member

Summary

Mr. Voss’s planning experience includes the review and development of planning-related projects for many municipalities, private sector consultants, state agencies, and local special interest organizations. He has extensive experience maintaining oversight of the development of grant and funding opportunities for municipal clients. He has been responsible for the project management oversight of several active planning projects while maintaining on-going fiscal accountability for all active projects. A former City Planner for the City of Albany, Chuck brings the following skills:

- Complete site plan review for residential/commercial development projects
- Comprehensive SEQRA Review
- Environmental Impact Statement development and preparation
- Municipal planning and zoning board project review
- NYS Empire Zone applications & boundary amendments
- Community outreach, visioning and consensus building
- Brownfields Opportunity Area Nomination studies
- Comprehensive master plan development
- Zoning ordinance and map development
- Farmland and open space conservation planning
- Transportation corridor studies
- Parks and recreation planning
- Commercial design standards
- Adirondack Park Agency land use map amendments
- Grant writing and funding development

Relevant Project Experience

Esplanade Waterfront Redevelopment Project, City of Mechanicville, NY

Barton & Loguidice provided environmental support services to the City Council in the SEQRA review of a long environmental assessment form and supporting environmental documentation for a proposed mixed-use apartment complex on the Hudson River in the City of Mechanicville. B&L also assisted in the drafting of the rezoning of property to incorporate pedestrian oriented pavement standards, floor area ratios, and sustainable design considerations.

Downtown Revitalization Grant Project, Mechanicville, NY

Chuck was responsible for land planning and design. B&L provided design guidelines based on the City of Mechanicville’s Downtown Revitalization Plan. B&L coordinated a meeting and bus tour for numerous funding agencies to showcase the opportunities for projects that can serve to increase tourism, create jobs, improve pedestrian access, share services, upgrade recreational facilities, and provide for business growth in the downtown business core. B&L has obtained more than \$11 million in grants for the City.

Planning and Zoning Board Training, Sullivan County Partnership

Chuck gave a training session to town and village planning and zoning board members in Sullivan County, addressing such topics as: what are New York training requirements for board members; what resources are available; ethics; use of consultants; and record building, among other topics of interest.

City of Mechanicville BOA Nomination Study

The City of Mechanicville received a Brownfield Opportunity Area Program Grant from the NYS Department of State in 2010 to prepare a Step II Nomination study for the greater downtown area and waterfront, building upon the Pre-Nomination study that was completed in 2009. The Nomination Study focuses on area of approximately 561 acres including eight potential brownfield sites in the Waterfront, North Central/North Industrial and the Rail Yard subareas. Chuck was project manager.

Town of Fort Edward Brownfield Opportunity Area Nomination Study

B&L has been retained by the Village to conduct the BOA Nomination study, which will focus on a 428 acre area characterized by nine brownfield sites that are all located in Downtown Fort Edward. The primary community revitalization objective is to lay out a pathway for revitalization for Downtown Fort Edward by capitalizing on the town's rich history in a manner that supports the Village's traditional downtown shopping area. Chuck was project manager.

Railroad Avenue Linkage Study, Capital District Transportation Committee

B&L is working to identify promising redevelopment strategies and other meaningful actions for this older industrial, potential brownfield area that would encourage supporting industries servicing the region's emerging technology sector and other appropriate land uses. The project will define bike and pedestrian connections and access management and identify new/improved transportation connections. Chuck is a senior planner on this project.

Town of Rosendale, Ulster County, New York

Town SEQRA and Planning Review Consultant for the 849 acre Hudson River Valley Resort Project, Rosendale, New York.

Town of Forestburgh, Sullivan County, New York

Town SEQRA and Planning Review Consultant for the 2,000 acre Lost Lake Resort Project, Forestburgh, New York.

Town of Wawayanda, Orange County, New York

Town SEQRA and Planning Review Consultant for the 800 Mega Watt CPV Power Plant Project.

SEQRA Review Consultant for the City of Troy, NY

\$240 million Rensselaer Polytechnic Institute (RPI) South Campus Expansion Project.

Years of Experience

23

Education

BS, Civil & Environmental
Engineering, Clarkson University,
1992

Professional Registrations

Professional Engineer, New York
NYSDOT 40 Hour Bridge
Inspection Training Course

Professional Affiliations

American Public Works
Association

American Water Works
Association

Water Environment Federation

Summary

Mr. Fletcher has extensive experience as a municipal engineer progressing numerous projects from planning through construction. These projects have included the following:

- Stormwater management including open and closed collection, on-site detention or retention facilities, wetland mitigation, dam reconstruction, stream stabilization and soil erosion, and sediment control facilities
- Potable water systems including distribution, storage and treatment
- Wastewater management systems including gravity and pressure collection, pumping stations and treatment
- Site planning including site layout, utility layout, site grading, and streetscape
- Transportation infrastructure involving local roadways, bridges and trailway/bikeway systems

His experience includes preparation of feasibility studies, maps, plans and reports for site development, formation of water and sewer districts, facilities plans for water and wastewater systems, grant and funding applications, regulatory agency applications, environmental review documents, permit applications, right of way/easement maps and descriptions and contract design drawings and specifications. Further, contract administration and construction observation services were provided on most of these projects.

Relevant Project Experience

Designated Municipal Engineer, Town of Bethlehem, Town of Colonie, Town of Rotterdam, Village of Ellenville, Village of Monticello, Village of Ravena, Village of Voorheesville, Village of Altamont, and City of Mechanicville

Mr. Fletcher serves as a municipal engineer for these communities. Services include providing engineering review and construction inspection of subdivision and site plan applications on behalf of the municipal planning boards.

Engineering review includes all SEQRA and environmental documentation, studies and permitting, transportation system improvements, stormwater management systems and sanitary sewer, potable water and storm sewer infrastructure. B&L also provides construction inspection services to ensure general compliance with municipal standards and the approved plans.

Planning and Zoning Board Training, Green Infrastructure Requirements for Stormwater, Village of Voorheesville

B&L assisted the Village of Voorheesville with preparation of and attendance at a Village training session for the Planning Commission and Zoning Board of Appeals regarding the new Green Infrastructure requirements of the NYSDEC Storm Water Permit, general storm water planning practices and design.

Clean Water Act Stormwater Regulations Pertaining to Green Infrastructure, Albany County, New York (Stormwater Coalition of Albany County)

Stormwater Coalition of Albany County (Coalition), which consists of 12 unique MS4 communities, has been awarded a NYSDEC EPF Water Quality Improvement Project (WQIP) grant of \$35,000 to develop model local land use laws and/or procedures that will enable members of the Coalition to more fully encourage and embrace green infrastructure practices as identified in State, Federal, and other well-known and industry-accepted stormwater management documents. The primary objective of this project is the development of either model local laws or procedures within the context of identified green infrastructure gaps within the 12 MS4s.

Downtown Revitalization, Mechanicville, NY

Mr. Fletcher oversaw all engineering recommendations for the City's Downtown Revitalization Grant project which involved concept planning in community workshops in support of the submission of grant applications to kick-start the revitalization of Mechanicville's long ignored downtown area. B&L provided design guidelines based on the City of Mechanicville's Downtown Revitalization Plan. The project included preparation of quarterly reports to outline progress on the project and provide outreach and marketing information to the project committee and City staff. B&L coordinated a meeting and bus tour for numerous funding agencies to showcase the opportunities for projects that can serve to increase tourism, create jobs, improve pedestrian access, share services, upgrade recreational facilities, and provide for business growth in the downtown business core. B&L has obtained more than \$11 million in grants for the City.

Esplanade Waterfront Redevelopment Project, City of Mechanicville, NY

Barton & Loguidice provided environmental support services to the City Council in the SEQR review of a long environmental assessment form and supporting environmental documentation for a proposed mixed-use apartment complex on the Hudson River in the City of Mechanicville. B&L also assisted in the drafting of the rezoning of property to incorporate pedestrian oriented pavement standards, floor area ratios, and sustainable design considerations. The proposed Esplanade development will consist of six, four-story buildings and one, three-story building that will include 176 residential housing units and commercial space along the Hudson River.

Thaddeus M. Kolankowski, Jr., R.L.A., LEED AP

Senior Project Landscape Architect

Years of Experience

27

Education

Bachelor of Landscape
Architecture - SUNY ESF, 1987

A.A.S., Liberal Arts and Science -
Erie Community College, 1984

Professional Registrations

Registered Landscape Architect,
New York, 1993

Registered Landscape Architect,
Maryland, 2013

Leadership in Energy and
Environmental Design (LEED)
Accredited Professional, 2009

Professional Affiliations

Member - American Society of
Landscape Architects

US Green Building Council

Summary

Ted is a Senior Land Use Planner and Registered Landscape Architect with extensive experience in land planning and design incorporating multi-modal transportation, energy efficiency, and land use planning. Ted has extensive experience preparing for and facilitating public outreach for municipal projects throughout Eastern New York. He has facilitated zoning and planning training, and provided assistance to the planning and zoning boards of several municipalities.

Relevant Project Experience

Downtown Revitalization Grant Project, Mechanicville, NY

Ted is project manager for the city's Downtown Revitalization Grant project which involved concept planning in community workshops in support of the submission of grant applications to kick-start the revitalization of Mechanicville's long ignored downtown area. B&L provided design guidelines based on the City of Mechanicville's Downtown Revitalization Plan. B&L coordinated a meeting and bus tour for numerous funding agencies to showcase the opportunities for projects that can serve to increase tourism, create jobs, improve pedestrian access, share services, upgrade recreational facilities, and provide for business growth in the downtown business core. To date, B&L has obtained more than \$13 million in grants for the City.

Municipal Planning Reviews, Towns of Bethlehem, Guilderland and Colonie; and City of Mechanicville, NY

Ted has been project manager or assisted on several major review projects including the Vista Technology Campus (Bethlehem) and Esplanade (Mechanicville), in Bethlehem, Colonie and Guilderland. Review tasks included SEQR review, coordination, review of proposed local laws, concept plan, site plan, and subdivision review. Ted was instrumental in the incorporation of smart code and sustainable community principles in new local laws for Planned Development Districts in these communities.

Planning Board Representation and Training (Town of Lloyd, Ulster County)

Ted been providing assistance to the Planning, Zoning and Town Boards in Lloyd including project reviews, strategic planning assistance, planning board training and zoning law review. Ted is also the project manager for special project planning and engineering review for the Town including SEQR, site plan, subdivision and PUD reviews.

Planning Board Training (Town of Marbletown and City of Oneonta)

Mr. Kolankowski recently performed planning board training to these municipalities. The Town of Marbletown retained B&L to provide a training program that would prepare the board to be able to make informed decisions in response to the potential for rapid development and to educate the Town's decision makers on the use of the City's newly adopted conservation subdivision

Thaddeus M. Kolankowski, Jr., R.L.A., LEED AP

Senior Project Landscape Architect

design practices. The City of Oneonta called upon B&L to provide a similar training program while also educating the city zoning and planning commissions on several topics, including how to best utilize their newly adopted City Comprehensive Plan.

Railroad Avenue Revitalization Study, Colonie, NY

Ted was project manager and lead planner for this transportation assessment to identify the multi-modal needs of residents and businesses that include trail linkages, pedestrian accommodations at intersections, formalizing a park and ride lot as well as access management strategies for existing and future redevelopment of vacant industrial sites.

Brownfield Opportunity Area Nomination Study, City of Plattsburgh, NY

Ted was project manager and lead planner for B&L for this BOA Nomination study, which focused on a 500 acre area characterized by nine brownfield sites that are all located in Downtown Plattsburgh. The study included extensive data collection, public workshops, land planning and analysis, economic analysis and market feasibility, programming and public participation and redevelopment concept plans.

Vista Technology Park-Phase I Site Plan

Ted was part of the multi-disciplinary review team from B&L who assisted the Town of Bethlehem in the environmental and engineering review of the proposed 458-acre Vista Technology Campus in the Towns of Bethlehem and New Scotland. Primarily intended for research and technology-based uses, the 1.4 million square feet of building space was also used for a hotel, medical office building, general offices and a mix of retail and restaurants. B&L assisted the Town throughout the SEQR process including review of the applicant's Draft and Final Environmental Impact Statements. Engineering and environmental reviews included all associated conceptual development plans, a traffic impact study, geotechnical reports, cultural resources surveys, wetlands delineation and mitigation report, preliminary Storm Water Pollution Prevention Plan (SWPPP), fiscal impact analysis, and visual impact assessments. B&L also completed a traffic impact study of the Blessing Road corridor and a comprehensive sanitary sewer evaluation report. During project review B&L assisted in the drafting of a new Local Law for the project which incorporated several smart growth codes, that addressed concerns expressed by the community including Floor Area Ratios, multi-modal transportation requirements, and public recreation.

Years of Experience

10

Education

B.S., Urban Regional Analysis and Planning, SUNY Buffalo, 2001

Master of Landscape Architecture (M.L.A.), SUNY College of Environmental Science and Forestry, 2006

Professional Registrations

Registered Landscape Architect, New York, 2011

Professional Certifications

Certified Planner, American Institute of Certified Planners, American Planning Association, 2011

Professional Affiliations

American Planning Association (APA)

American Society of Landscape Architects (ASLA)

Summary

Mr. Ewald is a New York State Registered Landscape Architect (RLA) and professionally certified land planner (AICP) within B&L's Sustainable Planning and Design group. Experienced with both urban planning and landscape architectural design projects, Keith is capable of providing a unique blend of services including:

- comprehensive planning
- zoning and subdivision regulatory preparation
- preparation of site and architectural design guidelines (form-based codes)
- intensive site inventory and analysis
- conceptual site design, design development, preliminary and final site design
- multi-modal transportation and recreation facility planning and design
- streetscape enhancements
- parking, access, and circulation analysis and design
- construction documentation and administration
- brownfield redevelopment programming and planning
- parks and open space planning and design
- farmland protection planning
- 3-dimensional site and architectural visualizations
- environmental process and permitting

Comprehensive/Master Planning/Community Revitalization

Mr. Ewald has been assigned to various land planning and design projects across New York State including Community Comprehensive Plans for the Towns of Aurelius, Vernon, Ira, and Cato; corridor management plans for the Towns of Lysander and Aurelius; downtown revitalization studies and designs for the Villages of Tupper Lake and Ellenville, and the Hamlet of Au Sable Forks in the Town of Jay; multi-modal trail and transportation plans for the Villages of Tupper Lake and Pulaski, as well as the Towns of Lysander, Dryden, and Marcellus.

Relevant Project Experience

Village of Tupper Lake Downtown Revitalization Plan

Mr. Ewald provided community planning and design assistance for this project which will serve as the basis for the community's Main Street and multi-modal linkage to the waterfront and recreational facilities. B&L's role was to facilitate community involvement, prepare conceptual designs incorporating state-of-the-art visualization techniques and identify implementation responsibilities that could be included in the NYSDOT project.

Falls View Park, Brookfield Renewable Power, Cohoes, NY

Keith was the lead site designer for Brookfield Renewable Power's School Street Hydro Plant which underwent a transformation from an old industrial site that cut public access off to the majestic Cohoes Falls and the Mohawk River, to a fully accessible public park and urban neighborhood enhancement project. The conceptual design led by Mr. Ewald provided enhancements that included a new bus pull-off area along North Mohawk Street, a 200 foot span pedestrian bridge crossing the hydropower canal, a public entry plaza with seating, landscaping, lighting and interpretive and wayfinding signage, a primary overlook area including a terraced amphitheater with a nautical compass rose as the focal point, and trails and other amenities. The project received the 2008 Erie Canalway Heritage Award for Excellence as a result of their work.

Salmon River Greenway Trail Concept Plan, Village of Pulaski, NY

Keith was principally responsible for working with the Village of Pulaski to develop a conceptual master plan for a 2-mile trail system along the Salmon River. Key to the success of this project was establishing strategic pedestrian linkages from the Village downtown to waterfront trails in an effort to boost local commerce and increase awareness of the fishing industry and recreational opportunities afforded by the Salmon River.

Tupper Lake Multi-Use Trail Recreation Trail and Transportation Network Master Plan, Village of Tupper Lake, NY

This project involved the preparation of a Master Plan for the development of a Multi-Use Recreational Trail and Transportation Network for the Village of Tupper Lake. The Master Plan entailed the identification of existing open spaces, recreational needs and opportunities, potential funding sources for implementation, and development of design guidelines and tools for implementation, operation and management of a multi-modal transportation network. Services provided were an inventory and analysis, community participation workshops, the preparation of the Master Plan document, and the development of a proposed trail and transportation network citing proposed routes, identification strategies, destination connections, cost estimates, and project administration. Mr. Ewald provided conceptual design components of the plan and assisting with grant writing efforts.

Syracuse Creekwalk Phase 2, City of Syracuse, NY

Working with the City, Mr. Ewald collected data, facilitated public meetings, and assisted with preliminary design solutions for Phase 2 of a 3-phase project. As part of an overall pedestrian and bicycle transportation network within the City of Syracuse, this project will determine the most feasible route for Phase 2 of the Syracuse Creekwalk, which will directly connect to the statewide Erie Canalway Trail, and local and other regional proposed intermodal transportation networks of the Onondaga Loop-the-Lake Trail and the Syracuse Connective Corridor.

Nadine R. Medina, P.E., CPESC, LEED AP BD+C

Project Engineer

Years of Experience

8

Education

B.S. Civil and Environmental Engineering - Clarkson University, 2001

Professional Registrations

New York State Professional Engineer, 2011
Certified Professional in Erosion and Sediment Control (CPESC), 2010

Professional Accreditations

Leadership in Energy and Environmental Design (LEED) Accredited Professional

Summary

Ms. Medina has experience as a municipal engineer progressing stormwater, and water and wastewater projects from planning through construction. Her responsibilities include research, technical writing, data collection, and estimates. Projects have included MS4 program facilitation and preparation of annual reports to comply with DEC's General Permit GP-02-02; preparation of maps, plans and cost estimates for site development, grant and funding applications, regulatory agency applications, environmental review documents, preparation of stormwater pollution plans, erosion and sediment control plans, and stormwater design calculations, permit applications, contract design drawings and specifications, and contract administration and construction services.

Relevant Project Experience

Clean Water Act Stormwater Regulations Pertaining to Green Infrastructure, Albany County, New York (Stormwater Coalition of Albany County)

The Stormwater Coalition of Albany County (Coalition), which consists of 12 unique MS4 communities, has been awarded a NYSDEC EPF Water Quality Improvement Project (WQIP) grant of \$35,000 to develop model local land use laws and/or procedures that will enable members of the Coalition to more fully encourage and embrace green infrastructure practices as identified in State, Federal, and other well-known and industry-accepted stormwater management documents. The primary objective of this project is the development of either model local laws or procedures within the context of identified green infrastructure gaps within the 12 MS4s.

Assignments #4 and #5 NYSTA and NYSCC MS4 Consulting, Albany, NY

B&L is currently performing tasks associated with "Assignment No. 4 – Thruway MS4 Assistance" and "Assignment No. 5 – NYSCC MS4 Assistance" of our existing Term Agreement for Environmental Services with the NYS Thruway Authority (NYSTA). B&L is responsible for administering their stormwater management programs throughout the state (including within the Onondaga Lake Watershed) and ensures compliance with each minimum control measure as required by the state's existing MS4 SPDES General Permit.

Franklin County Flood Damage Assessments

B&L provided engineering services for multiple culverts, dams and roadways damaged by the April 2011 flood waters throughout Franklin County. All of the FEMA repairs were bid under a single project, and construction inspection and administration services were provided for the dam projects.

Sullivan County All-Hazard Multi-Jurisdiction Mitigation Plan Update

B&L coordinated the development of an updated multi-jurisdictional Hazard Mitigation Plan for Sullivan County, which involves, in addition to the County, a total of 21 participating municipalities including 15 towns and 6 villages. B&L submitted the final draft Plan to the New York State Emergency Management Office (NYSEMO) in late Spring 2010, which they accepted. As part of the

Nadine R. Medina, P.E., CPESC, LEED AP BD+C

Project Engineer

update, B&L developed mitigation strategies that include priority engineered projects that will mitigate flood hazards throughout the County, as well as informing the public of steps that can be taken to minimize future risks of severe outcomes as a result of natural and weather-related hazards. The Plan was transmitted to FEMA for final review and approval, and approval is pending.

SPDES Phase II Stormwater Compliance – Various MS4s, New York

Ms. Medina has developed plans for the MS4s regarding Public Education and Outreach, Public Involvement and Participation, Illicit Discharge and Detection, Construction Site Runoff Control, Post-Construction Stormwater Management, and Municipal Pollution Prevention and Good Housekeeping. Ms. Medina prepares the MS4's Annual Reports, assists in developing IDDE report and site/SWPP review databases, reports on stormwater issues and progress to local government officials, and provides continuing guidance to assist in the MS4 stormwater management programs. She also developed stormwater libraries and provided guidance documents, developed the MS4's Best Management Practices documents for each community, and reviewed MS4 local laws.

Town of Deerpark Single Jurisdiction Hazard Mitigation Plan

B&L coordinated the development of a single-jurisdictional Hazard Mitigation Plan for the Town of Deerpark which has seen significant, repetitive flooding, particularly in the Myers Grove neighborhood, a converted summer bungalow community, the majority of which is located within the floodway of the Neversink River. This community was particularly devastated by the flood of April 2005, which led to mandatory evacuations, the destruction and/or demolition of multiple properties, and more than \$2.5 million in damages.

Adaptive Reuse of Case Supply – SWPPP, GP-0-10-001, Green Infrastructure

Ms. Medina performed all hydraulic and hydrologic calculations for this redevelopment project, as well as sized rain gardens, bioretention areas, dry swales, pervious pavement, tree plantings, and stormwater planters to manage stormwater onsite. The project required compliance with the most recent version of GP-0-10-001, as well as the updated New York State Stormwater Management Design Manual (NYSSMDM). In addition the developer intends for the site to be LEED certified, which required Ms. Medina to adhere to LEED stormwater requirements that were more stringent than NYSDEC redevelopment requirements. The green infrastructure will be funded in part by the Onondaga County "Save the Rain" grant program, so additional stormwater management requirements had to be met in order for the project to be in compliance with the grant program. Finally, Ms. Medina prepared a full SWPPP which addressed all green infrastructure planning and techniques identified in the NYSSMDM and compiled the specifications for the project.

Years of Experience

35

Education

B.A. Geography, SUNY Oswego,
1978

Awards

1999 Solid Waste Manager of
the Year, NYS Association for
Solid Waste Management

1996 Certificate of Appreciation
for Outstanding Community
Service from Senator Michael F.
Nozzolio

Certificate of Appreciation –
Clyde, NY American Legion –
November 11, 2002

2010 Neighbor of the Year –
Neighborhood Association of
Sodus Point

Career Advancement

The Grantsmanship Center
Training Program

Cornell University Division of
Summer Session, Local
Groundwater Management

Advanced Landfill Design,
Construction and Closure
Seminar, NYS DEC

Municipalization in the Electric
Power Industry

Theories of Space and Place,
SUNY College of Environmental
Science and Forestry

Professional Affiliations

American Planning Association

Wayne County Community
Endowment

Wayne County Microenterprise
Loan Committee

Sodus Point Village Board

Summary

Ms. Lilla joined B&L in 2011 after retiring as Director of Planning for Wayne County, New York. In addition to business development, she provides assistance and expert advice for grantwriting and municipal planning projects.

Previously as Director of Planning for Wayne County, Ms. Lilla was responsible for initiating, directing, coordinating, and implementing a broad range of activities performed by a multi-disciplined Planning Department. During her tenure, Wayne County prepared and adopted one of the first agricultural and farmland protection plans in Upstate New York. Implementation of that plan included the hiring of an Agricultural Development Specialist, establishment of a CDBG funded agricultural microenterprise loan program and the preservation of over 2500 acres of farmland through a purchase of development rights program.

Ms. Lilla directed, prepared, submitted, and administered over \$25 million in successful grant applications from state, federal, and non-profit funding sources including CDBG, NYS Environmental Protection Fund, the Land and Water Conservation Program, NYS Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, Transportation Enhancement Program, NYS Multi-Modal Program, NYS Quality Communities Program and the NY Main Street Program.

Other activities include but are not limited to the following:

- transportation planning
- agricultural district reviews
- agri-tourism and eco-tourism initiatives
- water quality improvement
- coastal zone management
- housing rehabilitation and fair housing
- main street revitalization
- parks, recreation and trail development
- open space preservation
- emergency preparedness
- grant preparation and administration
- historic preservation
- local waterfront revitalization
- Erie Canal corridor initiatives
- brownfields restoration
- SEQR reviews

Ms. Lilla's previous concurrent employment with the Western Finger Lakes Solid Waste Management Authority included duties as an administrator responsible for the day-to-day operations of a two-county Solid Waste Management Authority with a staff of eight employees. Responsibilities included oversight of

household hazardous waste and electronics collection programs for Wayne and Yates Counties; public education programs and the operation of a 50 ton per day Materials Recovery Facility, compliance with all reporting and planning requirements for both the NYS Department of Environmental Conservation and the NYS Authorities Budget Office and administration of \$1.5 million in grants from the NYS DEC.

Town of Seneca Falls (Village) Dissolution Plan and Implementation

Ms. Lilla is assisting on the B&L Team that developed and continues to execute the Dissolution Implementation Plan that is the framework to assist the Town of Seneca Falls, NY in assimilating the former Village of Seneca Falls municipal services within the Town government structure. As part of the Implementation Plan the B&L Team developed a comprehensive Asset Management Plan to assure delivery of these services would be sustainable for future generations.

Town of Sullivan CDBG Housing Rehabilitation Grant – Residential Sewer Lateral Connections Program

Preparation of CDBG Program Manual; preparation and submission of the Environmental Review Record; Lead Based Paint Assessment and Clearance bid documents and bidding process; preparation of the residential sewer lateral participant application documents; develop CDBG language for agreement between Town and residents; develop Owner Contractor Agreements; prepare semi-annual reports, annual performance reports and requests for funds; receive and process applications and determine eligibility of each resident; obtain materials quantities for each eligible home and incorporate into individual bid documents; receive, review and award bids; conduct pre-construction meetings; provide ongoing assistance to residents as needed throughout the grant process; prepare and submit final report and closeout; participate in project monitoring visit with NYS HCR.

Wayne County Pearl Street Elevator Project

The project involves the preparation of construction contract drawings for installation of the elevator system. B&L performed preliminary and final design and bidding phase services including development of the conceptual design report with opinion of probable construction costs for two possible locations. An asbestos containing materials pre-renovation survey was also performed. B&L was responsible for SHPO coordination and project approval and utility tie-in and verification.

Joseph C. Maryak, AIA, LEED AP

Senior Managing Architect



Years of Experience

40

Education

Bachelor of Architecture, June 1969 (5 years)

Bachelor of Building Science, June 1968 (4 years)

Rensselaer Polytechnic Institute, Troy, New York

Harvard University, Golf Course Architecture, Boston, Mass. (1992)

Professional Registrations

Registered Architect in:

New York, South Carolina, North Carolina, Florida, Massachusetts, Pennsylvania, New Hampshire, Connecticut, Maine, Ohio

NCARB Certificate Holder No. 16582

Professional Affiliations

American Institute of Architects
Syracuse Area Landmark Theatre Foundation

Landmark Association of Central New York

National Historic Trust Member
Kiwanis Foundation Trustee

Summary

Mr. Maryak brings over 40 years of restoration, rehabilitation, and adaptive reuse experience to every project. This, combined with the use of advanced technology, and the ability to understand clients' need, allows our firm to develop the most cost efficient aesthetic space.

Mr. Maryak specializes in historic restoration and has extensive experience with municipal and institutional historical facilities. His projects include residences, office and commercial facilities, restaurants, banks and hotels, medical facilities, educational facilities, public sector facilities and much more.

Relevant Project Experience

Oswego County Courthouse (Historic), Oswego, NY

Interior and exterior restoration of historically significant court facility including the restoration the roof system, exterior architectural feature, interior renovations and mechanical, electrical and plumbing system upgrades.

SUNY Oswego – Sheldon Hall West Wing Rehabilitation (Historic), Oswego, NY

Rehabilitation of the 30,000 sf west wing of the Sheldon Hall facility, the oldest campus structure. Renovation included all new space programming, mechanical, electrical and plumbing system upgrades and building envelope repairs and improvements.

Town of Truxton Depot (Historic), Truxton, NY

Two phase rehabilitation and restoration of historic railroad depot into a Town Hall facility. The project was funded by several NYS grant programs and completed in conjunction with portions of the work conducted by Town staff.

Restoration of Pulaski Court House (Historic), Pulaski, NY

Restoration of Court Room, Office and Associated spaces: Integrated mechanical/electrical systems within context of Historic Preservation. Implementation of approved County Court Facility Capital Plan.

Fulton Savings Bank (Historic), Fulton, NY

Renovation of existing downtown office (c.1871) including interior renovation of spaces and preservation and repair of exterior building, structure and architectural details.

Charlotte Water Cooled Chiller Testing Facility

B&L has been retained to design a 32,200 sf building addition to house a new chiller testing facility and 14,000 sf office area. Mr. Maryak is the lead architect for the project and is overseeing the design of the overall building addition. This has included the space needs analysis, programming and ongoing design of the office area as well as the balance of the new structure design.

Madison County Courthouse ADA Elevator

B&L is currently providing an Americans with Disabilities Act solution to access the historic Madison County Courthouse which includes a one story ADA accessible elevator from the Veterans Building connector corridor directly to the current court reporter's office 114 located at the lower level of the south wing of the Courthouse. The entry to the elevator at either level is going to be electronically controlled by security personnel. The upper level will have a security vestibule as access to the elevator entry. The new elevator requires a two-sided entry (doors directly opposite to each other) to meet the design recommendations of the 2010 ADA Accessibility Guidelines.

Fulton Municipal Building, Fulton, NY

City completion and implementation of approved Court Facilities Capital Plan.

Larned Parking Facility, Syracuse, NY

Adaptive reuse at 1869 Horatio Nelson White Office Building into commercial space and creative parking garage - Build New York Design Award

County of Oswego Public Safety Center, Oswego, NY

Direct Supervise, 102 Bed County Jail Facility Sheriffs Department Offices relocation. Completion of County Court Facility's Capitol Plan and Relocation of County, Supreme Surrogate, and Family Court - AIA Award Winner

Oswego County Social Services Addition, Mexico, NY

24,000 s.f. addition to existing facility, renovation of interior spaces, and new panelized facade for existing and new structure

Deys Centennial Plaza, Syracuse, NY

Historic adaptive reuse of five combined structures totally over 200,000 s.f. retail/warehouse facility into Niagara Mohawk Customer Service Center - AIA Restoration Design Award

Legislative Office Building Addition, Oswego, NY

Multi-story office building additional renovation of existing Offices and County Legislative Chambers

NYSOPRHP Norrie Point Roof Replacement

B&L has been retained by NYSOPRHP to conduct the evaluation of alternative solutions for the replacement of the existing Norrie Point Environmental Education Center at the Mills Norrie State Park. The existing roofing systems at the facility suffer from several convoluted building additions and modifications that have resulted in poor drainage and leaks to the interior of the facility. Mr. Maryak is the project manager for the ongoing work which has included the development of existing construction drawings in 3D and the evaluation of various roof replacement alternatives. The replacement alternative has now been selected and the project will now be progressed into the design development phase.

Years of Experience

6

Education

Master of Engineering, Civil
(Environmental), Cooper Union,
2010

M.A. Education (Physics), Hunter
College, 2005

B.S. Mechanical Engineering,
University of Massachusetts,
2003

Professional Registrations

Professional Engineer – New
York

Certified Energy Manager

Professional Affiliations

American Water Works
Association

American Society of Mechanical
Engineers

Water Environment Association

Summary

Mr. Witte has experience with mechanical water and wastewater process systems, industrial HVAC systems, and construction design services. His expertise is in the design and analysis of complex mechanical and control systems, with a focus on system reliability, compliance with codes and standards, and minimizing energy use.

Relevant Project Experience

Petersburgh Town Hall, Petersburg, NY

Under the NYSERDA FlexTech program, created a computer model to simulate heating and cooling performance improvements resulting from proposed upgrades of air conditioning and insulation systems for the 3,600 sq-ft building.

Carrier Charlotte Testing Facilities and Office Addition

B&L headed the design of a new 14,000 SF office addition and 24,000 SF water cooled chiller testing facility with a new 9600 gpm tower water system. The project represents a major capital investment in the expansion of operations at the existing 300,000 SF Carrier manufacturing facility located in Charlotte, NC. B&L provided the civil, structural, mechanical, plumbing, electrical and environmental engineering services associated with the project. When completed, the facility will double the office facilities at the plant and will provide for the testing of large water cooled chiller units designed and manufactured at the facility.

Amtrak Maintenance Facility Additions

Working with an Architectural partner, B&L provided the civil, structural, mechanical, plumbing and electrical engineering services associated with the renovation and expansion of the existing Maintenance of Way administration and vehicle maintenance facility, as well as a new cold storage building. The project included the construction of a new building addition to the existing MOW facility which incorporated the special structural foundation measures to accommodate poor soil conditions at the project site. The building addition provided new office and training spaces for MOW staff and updated mechanical and electrical systems throughout the facility. The new storage facility provided weather protection for MOW equipment and materials and an adjacent storage yard for stockpiled materials.

Croton Water Treatment Facility, NYC DEP

Analysis and design of HVAC systems for an underground, three-level, 1,000,000 sq-ft water treatment facility. Systems include multi-loop, variable-flow hot water and cooling water systems, central boiler plant, heat exchangers for disposal of cooling load in process water, dehumidification for pipe galleries, air handling equipment for administrative areas, heat recovery equipment for laboratory and shop areas, general ventilation for mechanical and storage areas, and smoke control equipment for egress corridors and stairways.

Wastewater Treatment Plant Upgrade, Village of Ellenville, NY

The project involved a new headworks building to replace the existing facilities, new biological process, and new disinfection facilities. Energy-efficiency improvements, partially funded with the ARRA GIGP grant, included geothermal heating system, photovoltaic system, high-efficiency aeration equipment (high speed turbo blowers), and effluent heat recovery from the treated wastewater.

Wastewater Treatment Plant Facilities Plan, Village of Malone, NY

In 2012, the Village and B&L completed a Facilities Plan Report for the Village's Wastewater Treatment Plant (WWTP). The Facilities Plan Report provided a detailed analysis of each component of the WWTP, including alternative replacement/upgrade options. Most importantly, the plant was in need of a full upgrade of its digester complex (solids handling/sludge stabilization system) and replacement of major components of its rotating biological contactors (secondary treatment). Additional improvements to the primary treatment and headworks/preliminary treatment systems and site/general improvements were also recommended.

Gloversville-Johnstown Joint Wastewater Treatment Facility, Johnstown, NY

The project involved the integration of a third 350kW Cogeneration Unit to the existing facility in response to an expected increase in digester-gas production caused by an expansion at a local yogurt manufacturer. Engines are digester-gas fired with waste heat utilized for facility and process heating.

Water Reuse Facility, University of Connecticut, Storrs, CT

The project involved the design of an HVAC system with heat pumps that extract thermal energy from treatment plant process water for facility heating. Heat pumps were used in reverse to use the process water as a heat sink during the cooling season. An economic analysis was carried out to compare the capital and operating costs to traditional heating sources, such as electric and fossil fuels.

Catskill/Delaware UV Facility, New York City Department of Environmental Protection, New York, NY

The project involved the development of Standard Operator Procedures for the facility's extensive HVAC system to guide plant personnel during start up and shut down of equipment for maintenance, as well as during manual operation of equipment in the event of failure of the Building Management System.

HVAC Evaluation, Newtown Creek Wastewater Treatment Plant, New York City Department of Environmental Protection, New York, NY

The project involved the evaluation of an existing laboratory HVAC system that was experiencing pressurization and cooling issues caused by malfunctioning venturi-style air valves. Created a computer model to determine cooling needs and made recommendations to resolve issues by installing supplemental cooling equipment and upgrading the air valve control system from the existing analog system to digital.

Years of Experience

2

Education

M.A., Urban and Regional
Planning, University of Florida

B.S., Management Rensselaer
Polytechnic Institute

Summary

Mr. Murphy is an urban planner with experience in public housing policy, programming, grant funding and economic development practices via community development agency policy and non-profit urban improvement organizations. He supports grant applications with the development of narratives and data research. Mr. Murphy conducts composition, mapping, concept planning editing and supporting research on brownfield opportunity area documents and feasibility studies.

Some of Robert's skills include:

- Grant Writing
- Geographic Information Systems
- Economic Development Strategy and Market Assessments
- Site Planning
- Geographic Positioning Systems

Relevant Project Experience

Village of Frankfort BOA Pre-Nomination Study – Mr. Murphy is an integral part of the planning team focusing his efforts on preparing a detailed community inventory and analysis, and identifying underutilized, vacant, and brownfield properties within the Village and Town of Frankfort. Also, Mr. Murphy is assisting with a market and economic analysis for the project that assesses local and regional target industries, preparing a cluster analysis, and identifying potential reuse concepts for target sites identified throughout the planning process.

City of Mechanicville BOA Nomination Study - The City of Mechanicville received a Brownfield Opportunity Area Program Grant from the NYS Department of State in 2010 to prepare a Step II Nomination study for the greater downtown area and waterfront, building upon the Pre-Nomination study that was completed in 2009. The Nomination Study focuses on area of approximately 561 acres including eight potential brownfield sites in the Waterfront, North Central/North Industrial and the Rail Yard subareas.

City of Mechanicville 2013 Grant Program

Mr. Murphy assembled and composed a number of grant applications to numerous programs on behalf of the city of Mechanicville including Local Government Records Management Improvement Fund for a records inventory project, Local Government Efficiency Grant program for a water meter replacement project, USDA Rural Business Enterprise Grant Program, and the NYSDOT Strategic Transportation Enhancement Program and NYSDOT Transportation Enhancement Program for pedestrian safety improvements along North Central Avenue. He also investigated and analyzed other grants for probable success include the NYS Department of Homeland Security &

Emergency Services Hazard Mitigation Grant Program, Capital District Transportation Committee Transportation and Communities Linkage Study Program, NYSDEC Urban and Community Forestry Program and several program planning grants for the historic train station.

Amsterdam Riverwalk Feasibility Study

Mr. Murphy conducted background research in planning documents to find references to the proposed waterfront trail project in addition to research on types of shoreline stabilization and composition of a list of relevant recommendations from local and regional planning documents. He also created and populated the ArcGIS geodatabase being used to create maps for the project. Additionally, he coordinated with Amtrak and CSX to obtain right-of-way permission documents and a feasibility study for a downtown Amsterdam passenger rail station.

Town & Village of Naples Joint Comprehensive Plan

B&L was retained to develop a joint comprehensive plan for the town & village of Naples to serve as the centerpiece of the community development planning process, stating the community's development goals and outlining public policies for guiding future growth. It establishes an identifiable destination that allows both the governing body and private interests to plan and budget with a common vision as to the direction the town and village may move in the future to ensure that future growth is anticipated and sustainable. Mr. Murphy conducted background research, generated local maps, condensed public comment and responses into a concise list of town and village goals and objectives, formulated a list of draft recommendations based on those comments, and composed, edited, and formatted the report document.

Central NY Regional Planning & Development Board Site Profile Reports

The CNYRPDB retained B&L to compile site development assessments of 25 business sites in the five-county Central New York area. Mr. Murphy developed the zoning and land use assessments for each site and entered it into a project-wide Microsoft Access database, in addition to editing and formatting the graphical site profile summary reports. He also assisted in map acquisition and generation as well as text editing of other profile sections.

Daniel J. Rourke, P.E., PTOE

Senior Project Engineer



Years of Experience

13

Education

B.S., Civil Engineering,
Rensselaer Polytechnic Institute,
2004

A.A.S., Civil Engineering
Technology, Hudson Valley
Community College, 2001

Professional Registrations

Professional Engineer, New York
2009

Professional Traffic Operation
Engineer (PTOE) - 2011

Professional Affiliations

New York State Association of
Transportation Engineers
(NYSATE)

American Society of Highway
Engineers (ASHE)

Institute of Transportation
Engineers (ITE)

Summary

Mr. Rourke is a New York State Registered Professional Engineer as well as a Certified Professional Traffic Operations Engineer (PTOE). Mr. Rourke has over 12 years of experience in transportation engineering including traffic signal design, traffic analysis, and design of highway rehabilitation/reconstruction and infrastructure improvements. He has experience as an engineer for transportation infrastructure projects for several municipalities, NYSDOT, and private industry.

He has been responsible for various design studies including traffic signal design, traffic data collection, traffic analysis, signal warrant studies, and corridor wide studies. This information was used to prepare preliminary designs and recommendations including design approval documents, recommendation reports, traffic impact studies, and construction plans and specifications.

Relevant Project Experience

Walkable Monticello Pedestrian Access, Monticello, NY

Highway engineer responsible for preliminary and final design documents. The project involved design and construction oversight for 1,750 feet of new sidewalk, two retaining walls with integrated staircases, existing sidewalk rehabilitation and concrete panel replacement, and crosswalks for pedestrians crossing the Route 42 and West Broadway intersection and other minor streets that intersect Route 42.

Laurel Park Road Safety Improvements, Town of Fallsburg, NY

This locally administered federal aid project includes the preliminary and final design service for the installation of 1,200 feet of multi-use path on Laurel Park Road in the Town of Fallsburg. This project was initiated by the Town to improve pedestrian safety by providing a multi-use path from the Fallsburg Cheder School to the residential development along Estates Drive. Mr. Rourke was project manager.

Beach Road Reconstruction, Warren County, NY

Lead project engineer for this Locally Administered Federal Aid Project to rehabilitate and enhance a multi-modal corridor along Beach Road in the Village and Town of Lake George. Mr. Rourke was responsible for the transportation engineering on the project as a whole, but most notably the traffic engineering elements such as traffic data collection, traffic analysis, crash analysis, pedestrian crossings, multiple intersection reconfigurations, and the traffic signal design at the Canada St. (US Route 9)/Beach Rd. intersection which included the elimination of a dual right turn slip ramp, addition of an all-pedestrian signalized phase in coordination with an overhead LED No Turn On Red variable message sign, and the addition of dual right turn lanes into the signal phasing.

Syracuse Connective Corridor, City of Syracuse, NY

The Syracuse Connective Corridor is a 1.7-mile long traffic calming project with emphasis on pedestrian and bicycle facilities and accommodations for public transportation that connects Syracuse University and downtown Syracuse. As project engineer, Mr. Rourke was responsible for the traffic signal design and multi-modal upgrades at 18 intersections in the project corridor. The traffic signal design highlights included accessible pedestrian signals, bicycle pushbutton stations for the cycle track adjacent to the travel lanes, and coordination with the City of Syracuse interconnect system.

Designated Municipal Engineering Services for the Town of Bethlehem, Town of Colonie, Town of Rotterdam, Town of Lloyd, Town of Guilderland, and City of Mechanicville

Mr. Rourke has served as a municipal engineer for these communities. His services have included providing transportation engineering review of subdivision and site plan applications on behalf of the municipal planning boards. Mr. Rourke's experience with these communities includes review of traffic impact studies, transportation system improvements, stormwater management systems and storm sewer infrastructure.

Rehabilitation and Intersection Improvements of South Broadway/Ballston Avenue, City of Saratoga Springs

As lead project engineer, Mr. Rourke was responsible for preliminary and final design as well as maintenance and protection of traffic, pavement analysis and rehabilitation, drainage improvements, waterline rehabilitation, sidewalk construction, period lighting, and landscape amenities. A project highlight included the design of signal modifications and upgrades to the existing 5-leg South Broadway/Ballston Avenue intersection with the addition of a turning lane to channel traffic thru the north terminus intersection of Ballston Avenue with South Broadway.

South Street Reconstruction and Safety Improvements, Mechanicville, NY

This locally administered federal aid project will reconstruct a failing roadway that runs along the top edge of a failing slope overlooking Talmadge Park. The new roadway will include a multi-use path, closed drainage installation, utility relocations, and pre-cast gravity retaining walls. The project will improve safety for pedestrians, bicyclists, those with disabilities, and motorists along this heavily traveled route to the Mechanicville public school complex. As project engineer, Mr. Rourke is the designer for preliminary and final design of this project.

Years of Experience

13

Education

B.S. Agricultural and Biological Engineering - Cornell University, 1999

M.S. Agricultural and Biological Engineering - Cornell University, 2001

Professional Registrations

Hazardous Waste Operations Health & Safety (HAZWOPER) Training

Registered Professional Engineer, New York, 2006

Professional Affiliations

Mohawk Valley Environmental Information Exchange (MVEIE)

CNY Environmental Breakfast Club

CNY Air & Waste Management Association

Summary

Mr. Reed's primary responsibilities are in the areas of fleet fueling system design, petroleum and chemical bulk storage system design, spill prevention and control, solid and hazardous waste management, air permitting and emission inventories, environmental compliance audits, environmental site assessments, and environmental compliance engineering. Mr. Reed currently serves as the environmental engineering program manager for fleet fueling system and petroleum bulk storage, chemical bulk storage, spill prevention, and air compliance programs.

Greenhouse Gas

Mr. Reed has managed the preparation of greenhouse gas (GHG) screening analyses for numerous clients to satisfy the requirements for the U.S. Environmental Protection Agency (EPA) Mandatory Greenhouse Gas Reporting Rule (40 CFR Part 98). The process involves evaluating each site to identify specific GHG emission sources requiring monitoring, calculating modeled and actual GHG emissions from various stationary combustion sources and fugitive methane emissions from MSW landfill sources, and preparing comprehensive site specific monitoring plans which included data collection, management, and QA/QC procedures related to the monitoring of GHG emission sources. Mr. Reed served as project manager for the preparation of GHG Monitoring Plans for facilities subject to the rule. B&L provides the assistance with annual GHG emission calculations and reporting to EPA.

Relevant Project Experience

Innovative/DANC LFG to Energy Facility Prevention of Significant Deterioration (PSD) and Title V Air Permit Modification and Enclosed Flare Thermal Oxidizer

B&L led a team that provided services related to a PSD Permit Application, including working with the EPA on an air dispersion modeling protocol and a BACT analysis. As a separate component, B&L provided the following services to prepare a combined Title V Air Permit Modification application for the addition of an enclosed flare thermal oxidizer with a design capacity of 126 scfm of landfill gas to the existing Innovative/DANC LFGTE Plant. Mr. Reed is project manager.

Conestoga Landfill Gas to Energy, Granger Renewable Energy

B&L was retained to provide engineering and permitting tasks for developing and implementing a site design for a landfill gas processing facility and design services for a 9-mile direct use pipeline. B&L also coordinated the pipeline design and permitting efforts including numerous wetland and stream crossings, numerous landowner easements, coordination with utilities, material purchasing, and various other tasks to expedite the construction schedule.

Onondaga County DOT - Corrective Action Design for Maintenance Facilities

The OCDOT participated in a voluntary audit of its facilities as part of the United States Environmental Protection Agency's (USEPA) Self-Audit Policy – Incentives for Self-Policing: Discovery, Disclosure, Correction, and Prevention of Violations (EPA Audit Policy). As part of the audit retrofits, the County removed the 1,000-gallon used oil UST and has replaced it with an aboveground used oil tank within the maintenance shop.

Shade Roller Factory Pre-Demo Asbestos and Hazardous Materials Survey, Ogdensburg, NY

Barton & Loguidice is providing EPA Brownfields Cleanup Grant administration, environmental remediation design, and construction inspection oversight services for the cleanup of the property which occupies approximately 7.8 acres along the shoreline of the St. Lawrence River.

Environmental Restoration Project Former Diamond International Paper Mill Site, City of Ogdensburg, NY

Assessed under an EPA Brownfield Pilot Program, the former Diamond International Paper Mill site, a vacant 17-acre parcel situated on the eastern bank of the St. Lawrence River, has been included as part of City of Ogdensburg Waterfront Redevelopment Action Plan. B&L worked with the City to prepare a work plan for investigation of the site to identify the environmental quality of soil and groundwater across the site. Contaminants of concern on this property included petroleum, chlorinated solvents, dioxin, PCBs, and metals. An Interim Remedial Measure (IRM) was performed for the decontamination and demolition of remaining paper mill structures on the site.

Town of Webb, Prepare NYSDEC Brownfield Project Work Plan for Thibado Site

B&L conducted a Site Investigation and Remedial Alternatives Analysis of a former gasoline station as part of the NYSDEC ERP brownfield program. A Phase I ESA revealed the presence of six underground storage tanks, a mechanics pit, a reported oil spill, and the potential for petroleum contaminated groundwater present on the property. Services included a site survey/map; a geophysical survey; a site inspection, pre-demolition asbestos survey, and residential well survey; interim remedial measures that resulted in the demolition of the existing structure and the removal of underground storage tanks; community relations; subsurface soil investigations; groundwater investigations; wetlands, floodplains, and sensitive environment surveys; public health and wildlife risk evaluations; data validation; and various project administration activities.

Dean G. Mason, P.E.

Vice President



Years of Experience

33

Education

A.S. Engineering Science - SUNY at Delhi, NY, 1981

B.S. (Distinction) Mechanical Engineering - Syracuse University, 1991

Professional Registrations

Registered Professional Engineer - New York, Pennsylvania, New Jersey, Maryland, Connecticut, Maine, North Carolina

Professional Affiliations

American Society of Mechanical Engineers (ASME)

National Fire Protection Association (NFPA)

American Society of Plumbing Engineers (ASPE)

Summary

As manager of the Facilities Division, Mr. Mason is responsible for the design, engineering, specification, supervision, and management of various mechanical and facilities engineering projects. He has extensive expertise in the engineering and operation of various systems in many types of facilities. These include industrial production, commercial, wastewater, solid waste, petroleum, incineration, and power generation facilities.

Energy Engineering

Mr. Mason is the main contact for B&L's NYSERDA FlexTech consultant team. This group provides energy audits, energy assessments, and helps obtain NYSERDA funding for improvements to energy conservation and efficiency for a wide variety of municipal facilities. He oversees design and installation for alternative fuel and alternative energy installations (E85 fuel, solar panels, etc.).

Municipal Buildings

Mr. Mason oversees all municipal building engineering, including structural, plumbing, electrical, HVAC, and mechanical components, as well as fire protection and alarm systems.

Relevant Project Experience

Taconic Regional Headquarters LEED Platinum Renovation, NYS Office of Parks, Recreation, and Historic Preservation

As part of an overall renovation of a former school into the new headquarters, this project included a geothermal ground loop heat pump system for heating and cooling and a geothermal well field, increased ventilation rates, controllability of thermal conditions, and enhanced building commissioning. The building electrical system is supplemented with renewable energy technology in the form of grid tied photovoltaic panels (double sided solar panels).

New York State Energy Research and Development Authority (NYSERDA) FlexTech Energy Services

Mr. Mason is the manager for the NYSERDA FlexTech Energy Services Program. This program provides funding assistance in the assessment and evaluation of energy conservation measures for municipal, private, commercial, and industrial facilities. B&L has completed 16 projects under the FlexTech program.

Energy Analysis, Columbia Greene Community College

B&L identified energy saving opportunities including the educational buildings, the onsite wastewater treatment plant and the well-fed water treatment plant. Evaluated under the NYSERDA FlexTech Technical Assistance Program using various energy modeling tools and methods, six opportunities were identified which included the installation of economizers on main boilers; upgrade of EMS; implementation of campus-wide demand control ventilation; installation of variable speed drives; retrofit of equipment at the wastewater treatment plant and retrofit of pumping equipment at Water Treatment Plant.



Cortland County Courthouse Renovations, Cortland, NY

Barton & Loguidice provided the engineering services for the structural, mechanical, electrical, fire alarm/security, plumbing, and site work for the ongoing phased renovation of the Cortland County Courthouse, a nationally registered historical landmark. The original courthouse entrance was upgraded with new security systems, access control and a security control center. B&L also provided construction inspection, and construction administration and documentation. Mr. Mason was Project Manager.

Columbia County 911 Center, Design and Construction Phases, Hudson, NY

This project includes the addition of a 6,000 sf building to the existing Columbia County Public Safety Building for centralized state-of-the-art emergency services control in Columbia County. B&L provided the engineering design of all civil, site, structural, mechanical, plumbing, electrical, security, and communications design, teamed with the firm Architectural Bureau. Mr. Mason was the project manager for all engineering disciplines and provided the construction contract administration of the project construction.

Rehabilitate Sheldon Hall West Wing SUNY Oswego, NY

B&L provided the mechanical, electrical, plumbing, fire protection and structural engineering in a teaming arrangement with the project architect for the renovation of the West Wing of Sheldon Hall at the SUNY Oswego campus. Sheldon Hall is a registered historical landmark and the design of the renovation was conducted under the review of OPRHP. Mr. Mason was the project manager for this project, which incorporated sustainable design concepts in association with the guidelines of the U.S. Green Building Council.

Clinton County Area Rural Transit Facility Rehabilitation, Plattsburgh, NY

Structural engineer responsible for structural evaluation and design. B&L provided architectural and engineering services for the renovation of the existing education facility on the former Plattsburgh Air Force Base into an office/garage facility for the Clinton County Public Transit Facility. The design included a building addition, exterior metal siding and insulation, wood truss supported metal roof, window replacement, and toilet rooms.

Cortland County Department of Motor Vehicles Facility Design

B&L provided design and construction inspection and administration services of a new facility to house the Department of Motor Vehicles (DMV) and Board of Elections (BOE) within the City of Cortland. The project includes the design for the site, architectural, structural, mechanical, electrical, and plumbing systems for the new building facility as well as public meeting displays. Bidding assistance and construction phase services were provided. Mr. Mason was Project Manager.

Brian D. Frantz, GISP

Senior GIS Analyst

Years of Experience

15

Education

B.A. University at Buffalo, 1997
Master of Urban Planning
(M.U.P.), University at Buffalo,
2000

Certification

GIS Professional (GISP), GIS
Certification Institute, 2008

Professional Affiliations

American Planning Association
(APA)

Summary

Mr. Frantz is a Geographic Information Systems (GIS) Specialist for the firm and performs mapping and analysis for several departments including Land Use Planning and Design, Transportation Engineering, and the Water/Wastewater Group. He has extensive experience with ESRI GIS software and Trimble GPS data collection as it relates to open space plans, comprehensive & open space planning, zoning, and environmental planning.

Relevant Project Experience

Village of Waterloo GIS Needs Assessment, Waterloo, NY

B&L conducted a GIS Needs Assessment for the Village under a grant from the New York State Archives Local Government Records Management Improvement Fund (LGRMIF) program for the 2006-2007 grant cycle. A thorough Needs Assessment was developed to determine the appropriate level of GIS implementation based on Waterloo's current data, mapping needs, and resources.

Town of Cortlandville GIS Needs Assessment, Cortlandville, NY

B&L conducted a GIS Needs Assessment for the Town under a grant from the LGRMIF program. A thorough Needs Assessment and Implementation Plan was developed to determine the level of GIS implementation based on Cortlandville's current data, mapping needs, and resources. The Town received funding for implementation under the LGRMIF grant cycle and B&L assisted the Town with GIS implementation.

Mohonk & Minnewaska Carriage Roads Trail System Asset Management, Palisades Interstate Park Commission

Utilizing GIS, B&L established a Conditions Assessment and Classification system to help automate data collection and inventory the conditions of 65 miles of carriageways within the Minnewaska State Park Preserve and Mohonk Preserve. We then created a Restoration and Maintenance Manual for the Shawangunk Carriage Roads Systems. This manual offers a guide to estimate costs of restoration, reconstruction, and maintenance.

Cycle Track Visualization Study, City of Rochester

B&L worked with the City to prepare conceptual design plans, renderings, and visualizations for a separated two-way cycle track or similar facility along the south side of Elmwood Avenue between the Genesee River and Mount Hope Avenue. The conceptual visualizations will be utilized by the City to build consensus, establish stakeholder support, and identify key challenges and potential solutions of implementing a separated, two-way cycle track along Elmwood Avenue. The conceptual development and visualization was used as part of a successful \$1 million TEP funding application.

Oswego County Waterfront Access Study and Database Development

Oswego County, on behalf of the Towns of Hastings and Scriba (Project Sponsors), commissioned a Public Waterfront Access Study that included inventory of

Brian D. Frantz, GISP

Senior GIS Analyst

existing parcels, analysis for potential improvements for waterfront access, public outreach, and rating of each parcel's potential for Improvements to waterfront access. The study area encompassed publicly owned lands with waterfront access on Lake Ontario, Oswego River, Oneida River, and Oneida Lake within Oswego County. Data was collected for each parcel and loaded into a specially developed site assessment and inventory database using Microsoft Access, which summarizes the existing attributes of the property. B&L's deliverable to the County was the Access database, which allowed for data to be exported into GIS format.

Village of Malone - GASB 34 Infrastructure Inventory and Assessment

B&L worked with the Village of Malone to develop an Asset Infrastructure Inventory and Valuation. The purpose of this effort is to inventory, determine original cost, and depreciation value of the Village's infrastructure capital assets as set forth by the capital asset reporting requirements of GASB Statement 34. B&L provided an Asset Inventory System Tool for managing inventory of fixed capital assets and reviewed GIS data, maps, drawings, reports to facilitate the inventory and valuation of infrastructure assets.

Salmon River Greenway Trail Concept Plan, Village of Pulaski, NY

The Village has commissioned B&L to provide design services to prepare the Salmon River Greenway Trail Concept Plan. The project is intended to enhance the downtown economy by providing safe and walkable connections from the river and public spaces to downtown streets. The Concept Plan will provide a preliminary alignment and phased implementation plan for a multi-use trail system suitable for recreation (hiking, bicycling and jogging). Additionally, accessible facilities and pedestrian routes will be improved to include the broadest possible spectrum of user interests, activities, abilities and ages.

Partition Street Waterfront Redevelopment Project, Village of Saugerties, NY

B&L is providing environmental review services to the Village of Saugerties Planning Board for a proposed banquet facility and conference center located on the banks of the Esopus Creek. B&L assisted with submitting an environmental assessment form with supporting environmental and geotechnical engineering documentation for review and utilized a computerized Geographic Information System to undertake an inventory for developing a constraints analysis within the proposed Planned Development District. The planning process included a conceptual plan and the development of design guidelines for a General Project Plan.

Towns of Vernon and Aurelius Comprehensive Plans

Mr. Frantz created base mapping for the Towns' Comprehensive Plan updates. This base mapping was instrumental in creating a thorough and complete Comprehensive Plan by displaying existing conditions as well as trends in development and demographics. Maps that were created include: land use and zoning, current aerial photography, prime farmland soils, wetland locations, road functional classifications, watershed boundaries, topography, hydrography, agricultural districts, and agricultural designated parcels within the towns.

As requested in the RFP, B&L acknowledges that any contract between the Village and B&L shall include a provision allowing the Village to terminate the contract without cause.

As noted elsewhere in this proposal, all entities of the B&L Team have an extensive working and contractual relationship with the Village of Cold Spring through our work on the newly adopted B4A Zoning Code, the associated SEQRA Review, and our current planning and engineering review work on the Butterfield Redevelopment Project, which is the largest site plan review project the Village has undertaken in decades. The B&L firm is now a well known entity to the Village, as is our partner on this project, Anna Georgiou and her firm of WKG&J. As a result, we are very familiar with the Village's contractual, insurance, and invoicing policies and procedures and have already established protocols between our firms and the Village to streamline all of our consulting services and billing activities. With this solid relationship in place, we can (and do) avoid any of the typical issues, confusion, and delays often associated with introducing new consulting firms into a municipality's systems.

By retaining the B&L team for this project, the Village can immediately begin the process of initiating this very important zoning update project and can have our highly respected team in place and ready go as soon as a final agreement is executed between the Village and NYSERDA. This fact alone can feasibly save the Village several months of delays. Other "value added" benefits of using the B&L team include:

- Due to our existing contractual commitments to the Village, we can easily transition our attention to this new zoning project without any disruptions or delays.
- We don't need to go through a lengthy vetting process with the Village Attorney or the Village Board of Trustees to ensure we can fully comply with all of the Village's requirements.
- We have a full and thorough working knowledge of the Village's codes, Boards, land use policies, and practices.
- We have trusted and established working relationships with virtually every Village Board and key Village staff member.
- We have a proven track record of consistently providing the Village with high quality work products and review services.
- The Village has seen first-hand, and enjoyed the benefits, of having a mid-sized, multi-disciplinary consulting firm such as B&L and a top-rated legal firm like WKG&J working on their behalf on issues of major importance to the Village's Boards and the residents of Cold Spring.

Accordingly, we would like to offer a fee and billing structure similar to the one we currently enjoy with the Village, with B&L and WKG&J each providing the Village with separate invoices. To streamline this process, WKG&J will provide B&L with their monthly invoices for work performed on the project, and we will then submit both our invoice and WKG&J's invoice together under one voucher to the Village on a monthly basis. Billing this manner will allow B&L to retain close project management oversight on all work to be performed by the

whole team, and ensure that the Village will only be billed for work performed in conjunction and in compliance with the grant contract. This approach to billing for both firms has worked very well in the past with the Village, and we see no reason to change or modify that approach now. However if the Village would prefer another method of billing, then we would certainly be open to further discussions.

For this project, we propose to bill on a **Time and Materials** basis, with the following hourly rates:

| Firm | Hourly Rate | Est. Number of Hours | Est. Total |
|--------------------|-------------|----------------------|-----------------|
| Barton & Loguidice | \$125/hr | 420 | \$52,500 |
| WKG&J | \$245/hr | 92 | \$22,500 |
| Total | | 512 | \$75,000 |

We have chosen to bill on a time and materials basis because of the fact that the final scope of work and final parameters of the NYSERDA Work Plan have yet to be finalized by the Village and NYSERDA. Thus, at this time we can only make general assumptions about the final scope, scale, and level of work to be performed for the project. This approach to billing also gives the Village flexibility in how our consultant team can be used, because there may be occasions during the course of this project where the Village decides to forgo one task in lieu of spending greater time and resources developing another, more pressing task. So by billing on a time and materials basis, we can very easily shift resources to where they may be needed most with a simple request/authorization by the Village.