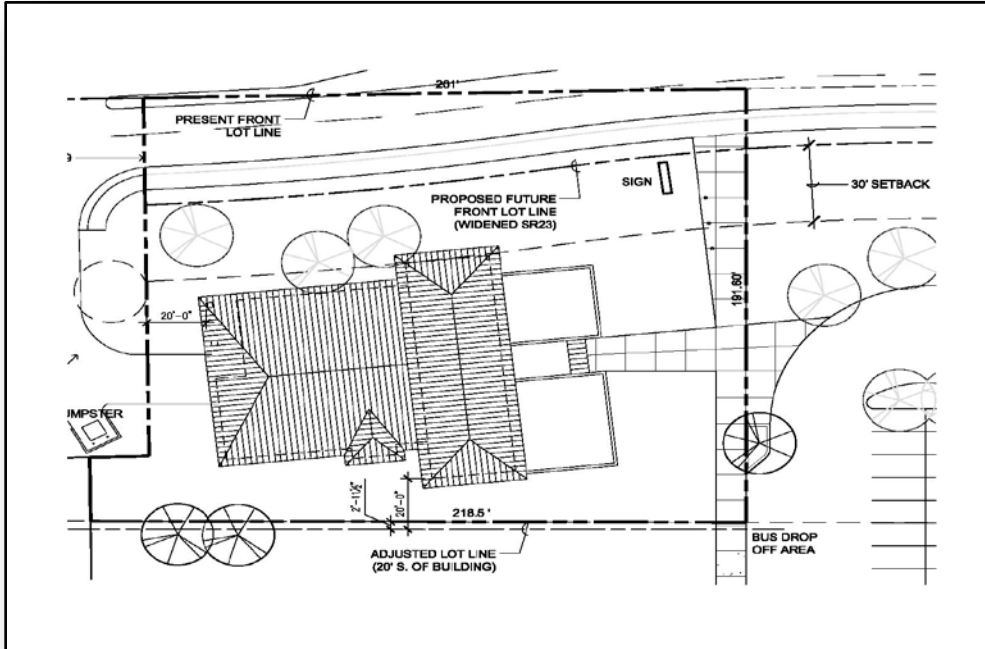


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## **Discretionary Approvals**

### **Subdivisions, Conditional (Special) Use Permits, Site Plans & Design Reviews**

Mr. Lynch has been involved in the preparation, processing and review of residential and commercial subdivision, site plan and design review projects throughout the NYC metro area. He is specifically familiar with the following:

- sensitive waterfront sites, hillside development, and wooded sites
- development constraints such as wetlands, subsurface conditions, steep slopes and easements
- reuse of industrial sites, industrial development and hazardous materials requirements
- commercial and condominium subdivisions
- open development area subdivisions, conservation easements
- phased development & parameters for future development / home construction
- urban infill development and the principles of new urbanism and compatibility
- access road and infrastructure construction, bonding and escrow requirements
- re-subdivision, tax map subdivisions and lot line changes
- architectural design and aesthetic reviews; historic resources and landmarks
- cellular tower location and camouflaging
- visual impact analysis and screening
- minor and major subdivision plat reviews, noticing and hearing requirements
- deed restrictions, restrictive declarations, environmental declarations and County recording requirements
- sustainable design and LEED-certified development
- other agency funding, approvals and requirements including NYS, County and NYC agencies, Office, the US Army Corps of Engineers, and FEMA.