

# Qualifications & Experience



John J. Lynch AICP  
Planning & Environmental

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## **DESCRIPTION OF THE FIRM:**

John J. Lynch AICP is committed to providing a high level of performance and quality professional services to his clients. Mr. Lynch has served a diverse range of public and private clients as an independent professional for over 15 years.

He maintains offices in New York City and Hastings-on-Hudson, New York, and has assisted on projects throughout the NYC metropolitan area.

## **SERVICES:**

Mr. Lynch offers services from Phase 1 environmental site assessments to code writing and policy analysis to environmental impact assessment to permitting to market studies. He has worked with many professionals in the New York area and has prepared, represented and reviewed many types of development applications. The firm has worked with municipalities to pursue planning and zoning initiatives and prepare recommendations and with consulting firms to assist clients with development proposals.

Mr. Lynch's range of experience includes both large and small development and redevelopment project, mixed use and infill development, commercial development, reuse of historic structures, industrial relocations, waterfront and floodplain development and redevelopment, and affordable housing.

Subject to the requirements of our clients our services can include:

- **Initial Site Investigation and Feasibility Studies**  
Assist the owner in evaluating the condition, feasibility and suitability of a site for a particular development concept. Perform technical, economic and fiscal analysis.
- **Master Planning / Code Implementation**  
Help to define and administer the program for development for a community. Identify, define and recommend changes to policy, code and development applications to implement master planning goals, address regulatory requirements and promote sound and thorough planning.
- **Environmental Project Management**  
As needed, assemble and coordinate the professionals needed to prepare environmental documentation and complete the environmental and land use review of a policy initiative, development proposal or programmatic change.
- **Regulatory Approvals / Permitting**  
Coordinate and assist with the regulatory review process with the U.S. Army Corps of Engineers, State agencies and municipal planning and zoning agencies.

# Résumé

# JOHN J. LYNCH AICP

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**PROFILE:** Experienced planning professional with twenty five years of experience as an environmental and municipal planner. Understand the planning process from the municipal, applicant and constituent standpoints. Specialize in environmental impact and disclosure, economics, permitting and municipal planning and zoning.

## PROFESSIONAL EXPERIENCE:

**Principal** 1997 to present  
John J. Lynch AICP, Hastings-on-Hudson, New York

Client: City of Peekskill Department of Planning & Development,  
Peekskill, New York 2002 to present

Prepare policy documents, Code amendments, SEQRA documents, grant applications, reviews and recommendations for City planning and development department. Advise Staff and municipal boards. Complete Local Waterfront Revitalization Program inventory and policy document. Prepare and implement Steep Slope Ordinance. Provide training to municipal officials. Prepare environmental documentation for centralization of Fire Department operations. Provide oversight of City's relationship with regulatory agencies.

Client: Edward M. Weinstein Architecture & Planning, PC,  
Hastings-on-Hudson, New York 2002 to 2009

Preparation and coordination of building permit, land use, environmental and flood-plain applications for firm specializing in urban and suburban waterfront development projects. Monitor agency review. Prepare and monitor application preparation and acquisition of permits with US ACOE and FEMA, NYS DEC, DOS and OGS; and the NYC Building, Planning and Environmental Protection departments. Editorial responsibility for planning studies, Requests for Proposals, policy analyses, and land use and environmental applications.

**Planner / Director of Planning** 1987 to 1996  
**Senior Consulting Planner** 1997 to 2001  
Tim Miller Associates, Inc., Cold Spring, New York

Project management and technical review relating to land use, zoning, fiscal and economic conditions, cultural resources, and noise and air quality for a wide variety of land development programs. Writing and editing of land use, zoning, and environmental studies, developing strategies for project activities and application processing, coordination of project team and internal staff, and representing clients at public hearings and meetings. Developed business model and assessment and reporting protocol for Phase 1 ESAs.

## EDUCATION:

Pratt Institute, M.S., City and Regional Planning, 1990  
New York University, B.A., Politics / Sociology, 1985

## PROFESSIONAL CERTIFICATIONS / MEMBERSHIP:

American Institute of Certified Planners  
Westchester Municipal Planning Federation  
Certified Environmental Inspector, Environmental Assessment Association

NYS Notary Public

**ATTACHMENTS:            PROFESSIONAL EXPERTISE SNAPSHOT, LIST OF CLIENTS**

# Synopsis

## **JOHN J. LYNCH AICP PROFESSIONAL EXPERTISE SNAPSHOT:**

- ❖ 25 years of municipal and environmental planning experience
- ❖ Excellent writing and quantitative skills
- ❖ SEQRA & NEPA; Section 10 and 404 and NYS tidal and freshwater wetland permitting
- ❖ Policy analysis, ordinance writing and implementation, zoning and planning administration
- ❖ Real estate development financing, fiscal analysis, market analysis
- ❖ Due diligence, hazardous materials, Phase 1 ESA's
- ❖ Coastal zone management and waterfront revitalization, redevelopment
- ❖ All types of planning and development projects

### **Specific activities and experience include:**

- Prepare and review SEQRA documents for planning and development projects, including urban renewal, generic and programmatic impact statements.
- Assist municipalities with master planning activities.
- Procure ACOE and DEC permits, OGS licenses and NYS DOS concurrence for waterfront redevelopment and in-water activities.
- Provide expediting and environmental services for Hudson River Park and Riverside South waterfront park projects.
- Procure permits for water taxi landing sites for NYC service.
- Perform market studies to demonstrate feasibility of development and retail trade potential.
- Perform fiscal analysis for environmental impact statements. Review fiscal analyses at request of community groups and municipalities.
- Oversee preparation of legal agreements for operations and maintenance of waterfront parks.
- Obtain FEMA map revisions for waterfront projects in the floodplain.
- Obtain permit approvals from NYS DEC for large waterfront redevelopment project in Rockland County.
- Oversee acquisition of DEC air emissions permits.
- Prepare NEPA documentation for controversial affordable housing program in Yonkers.
- Obtain agency approvals for seawall reconstruction.
- Assist municipality with evaluation of and disposition of inherited waterfront estate.
- Assist municipality with programming and environmental review for major open space gift.
- Complete Local Waterfront Revitalization Program documents for NYS DOS concurrence. Obtain NYS / DOS consistency certifications.
- Respond to NYS DEC violations.
- Develop business relocation options for major acquisition and redevelopment project.
- Author ordinances, zoning text and map changes, and provide administrative guidance. Author resolutions, environmental compliance and findings documents.
- Provide testimony to US Bankruptcy Court for solid waste facility / municipal litigation. Provide testimony as third party witness and land use expert for civil rights litigation.
- Engage and supervise technical personnel as needed.
- Assemble sites for affordable housing.
- Develop presentation to seek funding for shoreline to mountain funicular service.
- Oversee bidding process for rehabilitation activities for large affordable housing complex.
- Prepare Request for Proposals, technical memoranda, and proposals.
- Prepare and oversee due diligence studies.
- Write grant applications.
- Work with NYC DCP and DEP and other City agencies as needed through CEQR and ULURP processes.
- Author Section 197-a Plan background study for NYC Community Board.

# Clients

## **JOHN J. LYNCH AICP:**

### PUBLIC SECTOR CLIENTS

#### **WESTCHESTER COUNTY**

CITY OF PEEKSKILL  
VILLAGE OF BRONXVILLE  
VILLAGE OF IRVINGTON  
CITY OF NEW ROCHELLE  
CITY OF RYE  
VILLAGE OF MAMARONECK  
TOWN OF YORKTOWN  
VILLAGE OF PORT CHESTER  
CITY OF YONKERS  
TOWN OF NEW CASTLE  
VILLAGE OF CROTON-ON-HUDSON

#### **PUTNAM COUNTY**

TOWN OF KENT  
TOWN OF CARMEL  
TOWN OF PHILIPSTOWN  
TOWN OF PUTNAM VALLEY  
VILLAGE OF COLD SPRING

#### **ORANGE COUNTY**

TOWN OF WARWICK  
TOWN OF MONROE  
VILLAGE OF MONROE  
VILLAGE OF HARRIMAN  
TOWN OF BLOOMING GROVE  
VILLAGE OF WASHINGTONVILLE  
TOWN OF HAMPTONBURGH  
TOWN OF WOODBURY  
TOWN OF CHESTER  
TOWN OF NEWBURGH

#### **DUTCHESS COUNTY**

TOWN OF PAWLING  
TOWN OF DOVER

#### **OTHERS**

TOWN OF RIVERHEAD, LONG ISLAND

CITY OF NEW YORK (BRONX CB #5)  
BORO OF PARK RIDGE, NEW JERSEY  
BORO OF RIVERDALE, NEW JERSEY

### PRIVATE SECTOR CLIENTS

TIM MILLER ASSOCIATES, INC.

EDWARD M. WEINSTEIN ARCHITECTURE  
& PLANNING, P.C.

BUCKHURST FISH & JACQUEMART, INC.

STERLING FOREST PARTNERSHIP, INC.

REFERENCES ARE AVAILABLE ON REQUEST.

# Selected Projects and Services

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### **The Abbey at Fort Hill Peekskill, New York**

After completing two major developments in Peekskill – Chapel Hill and Riverbend – the Ginsburg Development Companies LLC wished to pursue development of another community on lands formerly owned by the Sisters of St. Mary. Another parcel that they sought had an existing approval already in place. The site, located on a very prominent bluff overlooking the Hudson River and US Route 9, has views for miles. In addition to the two historic convent and chapel structures, the site includes a cemetery where the remains of former sisters and workers at the former school are interred. The landmarked school, which is on a separately-owned, land-locked parcel and was the setting for the television program The Facts of Life, is currently a multi-family apartment building. The site sits adjacent to the City's Fort Hill Park which includes Revolutionary War era artifacts. It is believed also that Revolutionary War era barracks were located in the area of the current cemetery. The site includes a great deal of sensitive sloping land and rock outcrops, requires extensive grading road construction and infrastructure work and is adjacent to dense residential neighborhoods which lie at lower elevations to the south and east.

Mr. Lynch prepared a comprehensive environmental review of the property and the proposed clustered layout which incorporated the adjacent property with vested approvals for an equivalent number of dwelling units. To do this Mr. Lynch developed a framework that allowed a conceptual layout plan and subdivision for the overall property to be approved. Future site-specific review would allow the details of development to be fine-tuned. This permitted the developer to proceed in a timely manner with acquisition of the properties and to provide the City with a commitment to conserve 40 acres of sensitive lands as an addition to Fort Hill Park.

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## Affordable Housing

Mr. Lynch has been involved in affordable housing projects throughout his 25-year career. Projects include the following highlights:

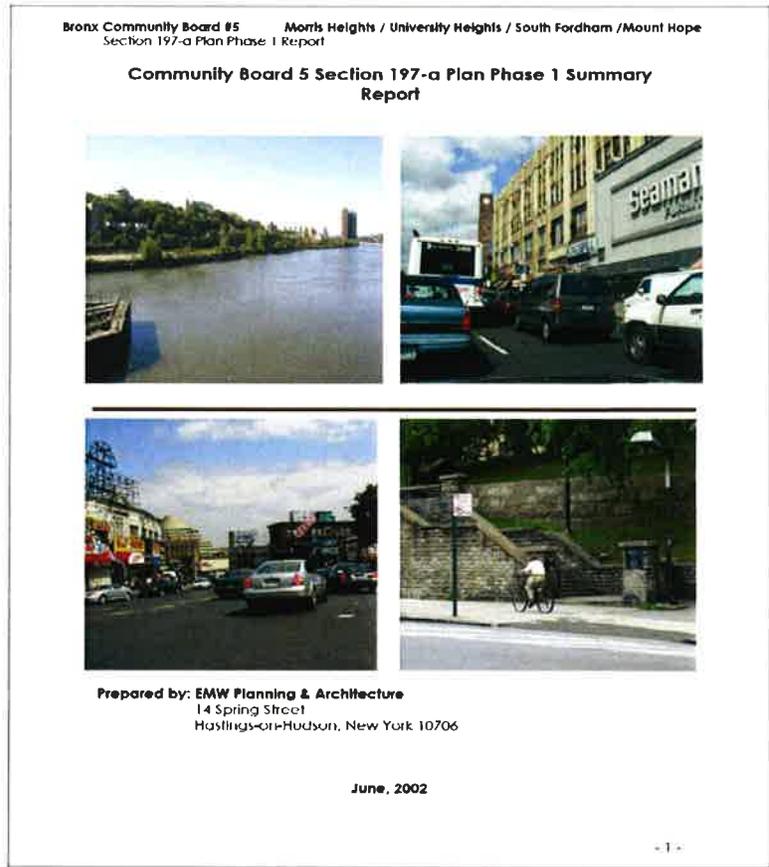
- Spring Creek Residential Development – one of the largest (750 units) affordable housing projects ever constructed in New York City at Spring Creek in Brooklyn. Mr. Lynch worked with the attorney / development partner for this project who authored NYC's inclusionary zoning. The project was also one of the first to utilize the low income housing tax credit, modular construction techniques, and safety enhancing design
- City of Yonkers Affordable Housing Plan – NEPA assessment of housing plan sponsored by City officials as alternative to Court-mandated housing desegregation settlement.
- Continental View and The Regatta – Westchester County assisted projects in the Village of Mamaroneck. Both were challenging and generated controversy. Continental View was one of the first projects reviewed for coastal consistency by a local board of a municipality with its own local waterfront revitalization program (LWRP). This trisected sloping project site along the Boston Post Road had long supported development including a historic inn. The project presented issues relative to the building's height, its appearance including its roof, surrounding views, traffic and parking, drainage and historic resources, as well as affordability. .

The Regatta was initially a market rate project; when the market changed the project, which included high development costs, it was re-worked as an affordable project. This project also incorporated a Village Hall extension to provide accessible services.

- River Pointe at Drum Hill – Also Westchester County assisted, this Peekskill project involved zoning text and map amendments that would allow the development of a project that fit in with the existing landmarked Drum Hill building, while assuring that a campus-like atmosphere and amenities for the future residents and the surrounding neighborhood were provided.

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## **Bronx CB #5 197-a Plan Background Report**

In the early 2000s Community Board No. 5 in NYC's borough of the Bronx and NYC's Department of City Planning had prepared a 197-a Plan for the district. 197-a planning is the terminology for community focused master planning in the New York City charter. To support the implementation effort and further develop the 197-a plan Mr. Lynch prepared a document geared to development and fundraising professionals to be approached for funding and partnerships. The report summarized pertinent demographic and socioeconomic data, described planning and development projects and community resources, included a questionnaire prototype for a community visioning effort, and provided background and recommendations for specific additional tasks. Recommendations included a riverfront opportunities analysis, a district boundary study, a non-complying and non-conforming use analysis, a market analysis and commercial revitalization effort, a merchant canvassing and community visioning effort, streetscape improvements, a historic district recommendation and a light rail feasibility study.

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### **Continental View Residential Project Mamaroneck, New York**

Continental View was a controversial affordable residential project situated on Guion Creek in the Town of Rye portion of the Village of Mamaroneck. Town of Rye property divided the three parcels that formed the project site. The site's geography complicated development as project opponents alleged that a conterminous site was necessary. Environmental issues that were exhaustively reviewed included historical attributes of the site which supported a former inn and catering hall, and the adjacent Guion Creek which included a historic bulkhead and cemetery accessed via the project site, public access, habitat on the Guion Creek estuary, views into the site from adjacent topographically higher residences and from the Boston Post Road, and traffic issues resulting from the site's configuration. This project involved extensive review by Village boards, neighbors (one of whom is a notable regulatory health professional) and was the first to be reviewed for consistency under the Village's local waterfront program policies. Westchester County provided funding for the innovative drainage and public access program on the site. Mr. Lynch prepared the Draft and Final Environmental Impact Statements for the project.

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**Cortlandt Self Storage**  
**Cortlandt, New York**

Concurrent with the approval of the Cortlandt Town Center in the early 1990's, a great deal of interest had been given to self storage as a principal land use. This use, which had started primarily in areas with many seasonal residents need storage like Florida, was largely untested in the New York market.

Town of Cortlandt officials wanted assurance that there was a market for the type of use in the area, and that several other storage facilities that were proposed or under construction in the northern Westchester areas would not siphon away the potential market. Self storage represented a particular challenge as businesses were not yet recorded statistically in proprietary or government databases, nor were local market nuances understood. The potential market for storage was widely seen to be only those that were living temporarily or seasonally in an area. This has since been seen to not be the case. Mr. Lynch reviewed the demographic, business and consumer, transportation, and zoning and built environments in northern Westchester to prepare a thoughtful, qualitative market analysis to justify investment in the self storage facility. Ultimately the market study was relied upon by Town officials as part of the approval of a special permit for the facility.

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### **Cortlandt Town Center Cortlandt, New York**

In the early 1990's retailing options for residents of northern Westchester were limited. The area, especially the northwestern towns of Cortlandt and Yorktown were growing rapidly, as were the smaller villages and the City of Peekskill. Areas to the north in Putnam County also depended on northern Westchester for shopping and services. These areas, particularly Putnam Valley were also growing. The times also saw rapid change in the retailing environment, particularly in the areas of home improvement, groceries, apparel and discount merchandise.

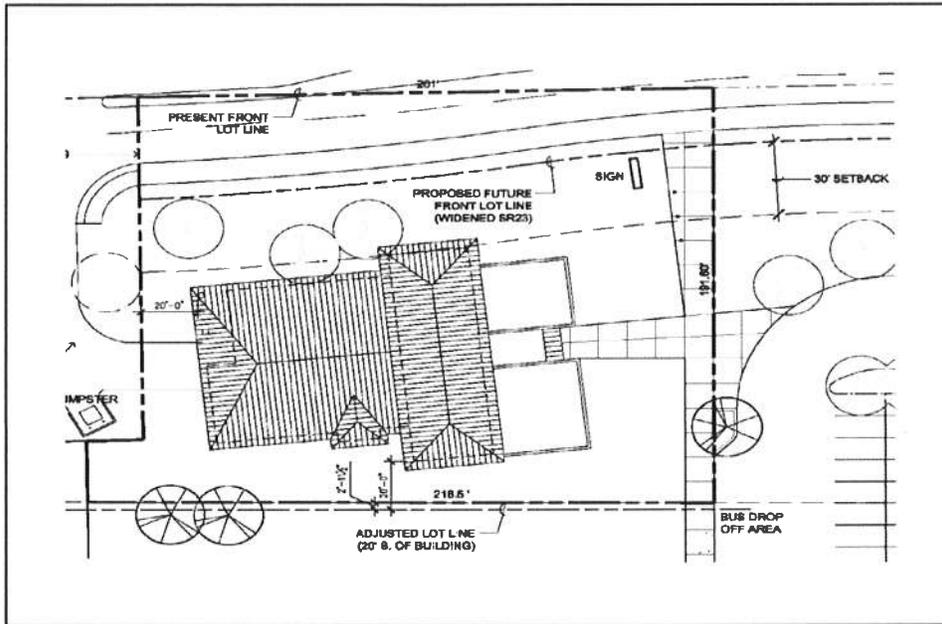
The Westchester Mall was a community shopping center anchored by an A&P supermarket located along Route 6 in the town of Cortlandt. Underperforming discount variety store and home improvements store anchors had vacated the center leaving the interior portions of the mall almost entirely vacant. The Jefferson Valley Mall and other retailing in Yorktown to the east, nearer a major parkway, were viewed as the logical places to accommodate future growth. In the early 1990's CBL and Associates acquired the property with the intention of restoring the vitality of the center and expanding the retail options for the growing surrounding area population.

With the large amount of retail vacancies at the mall, the failure and closure of many long-time retailers and overall economic conditions there was skepticism about the ability of the surrounding community to support the number and variety of stores that were being planned for. The Cortlandt Town Center plan more than tripled the amount of space at the center, and all in an unproven mixed format of small, medium and large retailers with no defined anchors as was typically seen in similar centers at the time.

In addition to preparing environmental documentation for the project Mr. Lynch prepared the market study and provided testimony as part of the environmental review completed by the Town of Cortlandt Planning Board.

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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.

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**River Pointe at Drum Hill**  
**Peekskill, New York**

Drum Hill is a former Peekskill middle and high school that was developed into an assisted living facility in the 1990's. In 2004 the City was approached with a proposal to provide additional housing for active seniors on an adjacent property. The City's Middle School was in the midst of being constructed on a parcel immediately to the south. Mr. Lynch was asked to develop zoning text and map amendments that would allow the development of a project that fit in with the existing landmarked Drum Hill building, while assuring that a campus-like atmosphere and amenities for the future residents and the surrounding neighborhood were provided. Ultimately the project also included Westchester County participation. Public open space and stairway access, long closed to area residents because of safety concerns, aesthetic treatments to a prominent public retaining wall, and access to the topographically difficult site were critical elements of the site improvements that were included in the site development plan. The appearance of the structure at this prominent location was also an important criterion considered during the initial review of this project. Subsequent review was needed to assure the same outcomes after the project's development pro forma changed. In addition to the zoning text and map changes, Mr. Lynch prepared the requisite environmental review of the various aspects of the project.

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## **Economic Revitalization & Development**

As part of his planning responsibilities Mr. Lynch often advocates for sound planning, works closely with outside agencies to meet time and budgetary commitments and secure financing, and provide design recommendations for new development and redevelopment. The projects shown above – F Sharp Restaurant and Music Hall, Peekskill Marketplace (formerly La Placita), the Peekskill Art Lofts (phase 2), and the Beach Shopping Center – are good examples of projects where these skills or knowledge were used. He believes that most private-sector impulses can be reconciled with public and community interests. He is known for maintaining and contributing to an open and fair-minded dialog between those with differing viewpoints. He specifically advocates for the re-use of formerly disturbed sites and the revitalization of development centers. He understands that decisions made today affect the options and economic vitality afforded to future generations.

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### **Fiscal Analysis**

Mr. Lynch has prepared many quantitative analyses including demographic and commercial snapshots, and socioeconomic profiles. He has prepared comparative revenue and cost analyses for many types of suburban residential, recreational and commercial development. He has also assisted communities and developers with capital programming, pro forma analysis, tax revenue forecasting and development financing. He has developed revenue projections for property tax, sales tax and mortgage tax receipts. He has worked closely with communities, developers and third parties to prepare and review detailed estimates of the cost implications of new development.

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### **Holiday Inn Express and Suites**

Mr. Lynch prepared zoning text to facilitate the development of this facility on a vacant brownfield site in one of the City of Peekskill's planned industrial areas. He oversaw the preparation of planning and environmental documentation for this project which will be the first Platinum LEED Certified hotel in the northeast. Mr. Lynch also worked with the owner as he sought financing options. This facility is currently under construction.



### **Peekskill Inn**

The Peekskill Inn sits atop a prominent bluff overlooking the Hudson River that offers a striking panoramic view of Peekskill Bay. The hotel owners sought to redevelop the inn to accommodate growth, to draw business travelers, to provide for catered events and to attract a branded hospitality operator. Mr. Lynch worked closely with the architect, Jerome Kerner, the owner and City Staff and boards to marshal this highly visible project through a substantial planning process. Issues resolved included preservation of the project and the site's unique visual identity, limiting site disturbance while increasing intensity, controlling drainage and accommodating Route 9 construction.

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### **Industrial Development / 9 Corporate Drive City of Peekskill**

Mr. Lynch oversaw the preparation of environmental and planning documentation for several major industrial development and redevelopment projects in the City of Peekskill including 9 Corporate Drive, Karta Recycling and White Plains Linen.

Each project presented unique circumstances.

**9 Corporate Drive:** This project site along the ecologically sensitive Annsville Creek had formerly supported the City of Peekskill Landfill. A closure plan had been negotiated with the NYS Department of Environmental Conservation. The City of Peekskill was interested in reuse of the site for an industrial use and wished to defray costs associated with remediation. The City sought developer interest and several projects were contemplated over a multi-year period. The first was for White Plains Linen, who was interested in moving a centralized laundry facility to the site (See separate sheet). The most recent was for a professional medical complex (pictured above). The site presented unique obstacles to development, but afforded opportunities for enhanced public waterfront access and mixed uses. In addition to environmental and zoning documentation, Mr. Lynch worked with professionals at the DEC and ACOE to finalize project plans, and with the Department of State to secure the project's coastal consistency certification.

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**Karta Recyeling:** This project site along US Route 9 is situated in an older industrial area. The facility primarily processed construction and demolition debris; it often operated outside of typical business operating hours. The facility sat at an elevation that allowed clear views from the adjacent highway and residential neighborhoods to the north. Dust, odors and other emissions from the facility proper were causing a nuisance for neighbors upwind, and health and safety issues were a major source of friction between the site's operator(s), neighbors and the City, particularly after injuries and deaths at the facility.

The City was interested in securing the entire site for redevelopment, and moving the operations to a nearby site. This nearby site would offer an opportunity to enclose most operations and would allow for railroad transportation. The facility was operated by several related operators each of which had secured differing authority to accept wastes from the NYS Department of Environmental Conservation.

Mr. Lynch provided testimony regarding the operation and its environmental effects, and oversaw planning that resulted in satisfactory resolution of safety, health and environmental issues as the facility continued to operate. Mr. Lynch oversaw an interim proposal to subdivide the existing site, and the planning processes for the new facility which involved extensive remediation for noise, visual appearance and truck routing and logistics. Mr. Lynch also assisted the City with redevelopment plans for the site as part of its larger waterfront redevelopment project.

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### **Industrial Development / White Plains Linen City of Peekskill**

Mr. Lynch oversaw the preparation of environmental and planning documentation for several major industrial development and redevelopment projects in the City of Peekskill including 9 Corporate Drive, Karta Recycling and White Plains Linen.

Each project presented unique circumstances.

**White Plains Linen:** White Plains Linen operates several facilities in the City of Peekskill. The majority of the operations including all laundering was formerly situated in several large, noncompliant, interconnected buildings at the northernmost end of the City's downtown area. Operation of the facility presented many issues to surrounding primarily residential neighbors, including hours of operation, street blockages for loading and unloading, noise from machinery, other equipment and delivery trucks (which shuttled dirty and clean linens between the large downtown facility and another facility for processing), noise from carts (used outside the building to make intra-facility deliveries), storage of materials temporarily on the street, changes to exhaust systems and the building exterior, fugitive lint, and the storage of hazardous materials in large quantities at the facility. The facility had been operating for many years without a special permit, which was a source of disagreement and friction with the City.

White Plains Linen is a major employer in the City. When a site adjacent to White Plains Linens' warehouse became available, the City worked closely with the owners to move operations to a newly constructed facility at that site.

Mr. Lynch worked with the owner and the City of Peekskill to address all of the operational issues at the existing facility, and to secure acceptable and achievable special permit and site plan controls for the facility. Mr. Lynch assisted with follow-up compliance actions.

Mr. Lynch also oversaw the planning process for the new combined facility. White Plains Linen, Peekskill's largest employer with 400 employees, will operate from a new 90,000 sq. ft. facility that was constructed from two existing industrial buildings and 30,000 square feet of new construction. The new facility secured Industrial Development Agency inducements and is Peekskill's largest economic development project in over a decade.

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### **Large-Scale Development / Major Urban Projects**

Mr. Lynch oversaw the preparation of all environmental documentation for the Waterfront at Port Chester, a comprehensive waterfront and downtown revitalization project recently completed in the Village of Port Chester in Westchester County (pictured above). In addition to the environmental and coastal consistency review undertaken by the Village and the developer, the project involved urban renewal and eminent domain and meetings with local business leaders regarding relocation, business preservation and business operations during construction.

Mr. Lynch oversaw the preparation of environmental documentation for IKEA's planned store along Interstate 95 in the City of New Rochelle, also in Westchester County. In addition to gauging the land use and socioeconomic effects of this large-scale construction and development project, Mr. Lynch located relocation options for the many operating commercial concerns within the project's acquisition area. He also prepared a market study detailing the market for home furnishings in the New York and Connecticut portions of the I-95 corridor and gauged the potential for adverse effects on area retailers.

Mr. Lynch assisted the City of Yonkers with a Federally-required environmental assessment of its affordable housing plan. This was done as part of the City's Fair Housing obligations after a court-ordered desegregation settlement. Prior to that Mr. Lynch oversaw preparation of the environmental documentation for a major redevelopment plan in Yonkers.

Mr. Lynch is currently assisting the City of Peekskill with the environmental review of programmatic and facility changes for its Fire Department.

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### Market Studies

Mr. Lynch prepared the market studies and provided testimony to the Town of Cortlandt Planning Board for a major expansion to an under-performing shopping center in northern Westchester now known as Cortlandt Town Center (formerly the Westchester Mall). With the large amount of retail vacancies at the mall, the failure and closure of many long-time retailers and overall economic conditions there was skepticism about the ability of the surrounding community to support the number and variety of stores that were being planned for. Cortlandt Town Center was to more than triple the amount of space at the center, and all in an unproven mixed format of small, medium and large retailers with no defined anchors.

The Cortlandt Town Center has been a success since it opened in the mid-1990's.

Concurrently Mr. Lynch prepared a qualitative market analysis for a landowner proposing to construct a self storage facility nearby. Such facilities were new at the time and Town officials wanted assurance that there was a market for this type of new use, and that the proposed facility would be successful given surrounding competition also being planned. Ultimately the market study was relied upon by officials as part of the approval of a special permit.

The storage facility has been operating successfully for more than 15 years.

In addition to the above, Mr. Lynch has studied the market for home improvement retailing in connection with a proposed IKEA store in New Rochelle, the potential for adverse socioeconomic effects in connection with redevelopment of the downtown waterfront in Port Chester, the effects of new retail space on existing commercial areas, and the effects of removal of retail space from existing commercial districts. As part of environmental review Mr. Lynch has reviewed effects of new housing construction on the prevailing housing market.

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### **Metro North's Third Track Program Bronxville, New York**

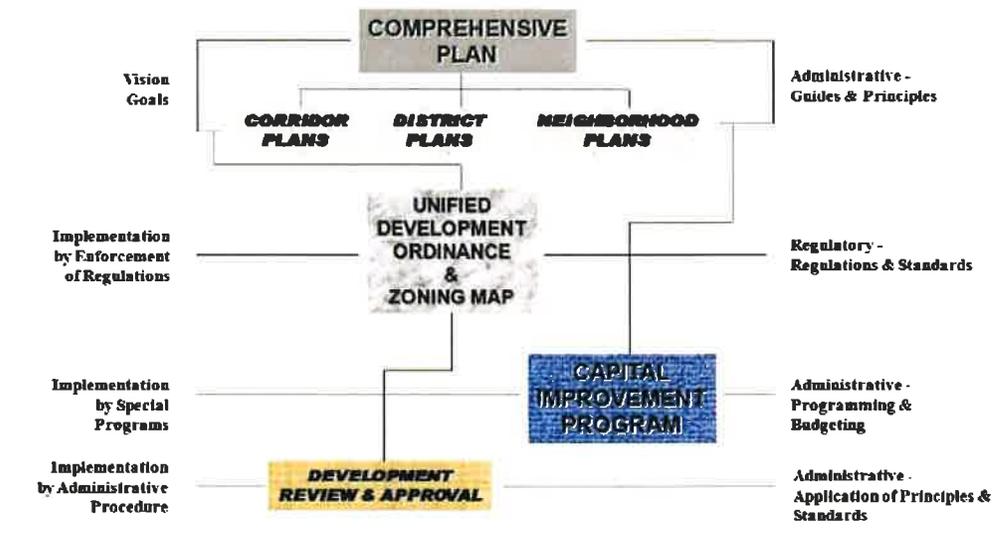
Metro North's Harlem line south of North White Plains operates with headways similar to the NYC subway system. Until recently the entire line was served by just two tracks. In the 1990's with growing ridership from northern suburban areas and a large increase in reverse commuting from the City, Metro North realized that a third track would be needed.

The Village of Bronxville was rightly concerned about adverse effects of the project primarily during construction, but also from increased express train service through the Village. Homes in the Village lie immediately adjacent to the railroad's right-of-way so noise was a major concern, as was the effect on property values. Even more pressing was the railroad's need to divert traffic under the railroad which is raised at Pondfield Road, the Village's main artery. East-west crossings of the railroad are in very short supply in the Bronxville-Tuckahoe area of lower Westchester. Businesses that depend on uninterrupted delivery and customer traffic were understandably concerned. With construction projected to last for several seasons concerns about permanent changes to customer traffic patterns were also voiced. Mr. Lynch was asked by the Village Planner to prepare and present testimony for the Village to Metro North. He met with Village officials, visited Village residents and businesses, and also appeared on a Village community access program to discuss his findings.

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## Municipal Planning & Development Controls



## Municipal Planning

Mr. Lynch has assisted municipalities throughout the Hudson Valley with:

- Writing and revising code and ordinances
- Zoning map and text amendments
- Implementing new procedures
- Planning and zoning administration
- Development review and approval
- Development of capital priorities
- Environmental review of changes to City facilities and services
- Fiscal analyses
- Grant writing and administration
- Interfacing with State and Federal agencies
- Securing permits for City activities
- Completing policy documents
- Planning and zoning board education
- Economic development planning
- Master planning
- Regulatory administration of non-conforming and non-complying uses
- Oversight of elements of construction and performance instruments
- Testimony

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### **Parson's Estate Disposition**

In the early 1990s the City of Rye was gifted with an estate along the Boston Post Road (US Route 1). The property included a principal structure in need of repair and maintenance, several other structures and extensive open areas. It is adjacent to the (John) Jay Heritage Center, a National Historic Landmark, the Jay family cemetery, Whitby Castle, a property that had previously been gifted to the City of Rye used for catered events, dining and recreation, and the Marshlands Conservancy, a 137-acre conservation area along Long Island Sound. All of the properties became part of the Boston Post Road Historic District in 1993.

Mr. Lynch prepared a recommendation that resulted in the property being included in the historic district.

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**Peekskill Central Firehouse**  
**Peekskill, New York**

The City of Peekskill decided to address long-standing problems with its Fire Department facilities by centralizing the operations of five of the City's six fire companies in one newly-constructed central firehouse. The new firehouse is to be constructed at the eastern end of the City's landmarked downtown business district. Mr. Lynch assisted the City with an expanded environmental assessment for the property acquisition, construction and operation of the new central facility. Issues addressed included surrounding area character, fiscal conditions, changes to air quality and noise levels, and changes to area traffic patterns from the changes to Fire Department operations.

Mr. Lynch is currently assisting the City with a full Draft Environmental Impact Statement for the action.

Previously Mr. Lynch assisted the City of New Rochelle with the environmental assessment of its court and police facility.

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**US Army Corps of Engineers**



## **Permitting**

Mr. Lynch has worked with regulatory agencies including the US Army Corps of Engineers (USACOE), the NYS Department of Environmental Conservation (NYSDEC) and the NYS Department of State. Permitting documents typically require extensive analysis of environmental regulations and policy, and reconsideration of environmental requirements even if a project has already been through a coordinated agency review. Delay is an important criterion when a permit application is submitted since financing is in place and site preparation activities are usually expected to commence shortly. With his background in environmental review and policy analysis Mr. Lynch is uniquely qualified to assist agencies to provide timely processing of permit documentation, and to issue required findings to support decision-making.

Mr. Lynch has interpreted USACOE Nationwide Permit regulations and has been successful in spotlighting projects and securing Section 10 and 404 permits and permit extensions for substantial projects from this agency. These activities have involved substantial interaction with other agencies including the Department of the Interior, Fish and Wildlife Service, the State Historic Preservation office, and the NYS Department of State.

Mr. Lynch has worked with FEMA to obtain revisions to flood insurance mapping allowing projects to proceed without the need for flood insurance.

He has worked with the NYS Office of General Services to confirm ownership of underwater lands, and to secure licenses for permanent in-water structures, with the NYS Department of Environmental Conservation (Regions 1, 2 and 3) to secure tidal and freshwater wetlands and protection of waters permits, water quality certifications, and air facility emissions permits. He has worked with associated professionals to secure stormwater discharge permits and compliance with solid and hazardous waste consent and other enforcement agreements.

Mr. Lynch has assisted property owners with compliance issues with the NYSDEC in Regions 1, 2 and 3.

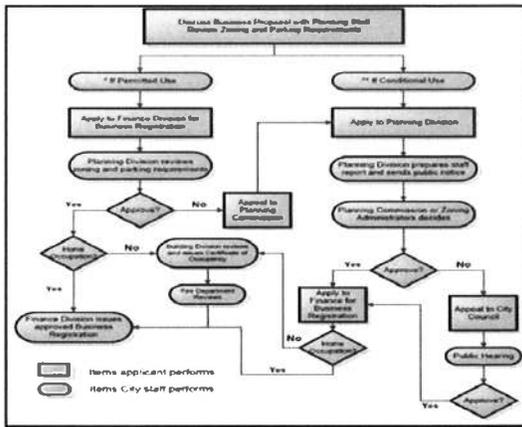
He also assisted the Hudson River Park Trust with adherence to regulatory conditions of approval for the park preservation and reconstruction activities along the west side of Manhattan. He assisted in expediting NYC agency approvals for work within the park.

He has worked with NYC agencies to secure permits for work done on numerous waterfront projects.

He has worked with Westchester County departments on affordable housing development, to secure roadway work permits, the approval of subdivision plats for filing with the County Clerk's office, and to provide for County pick-up and disposal of municipal organic refuse.

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## Planning & Zoning Administration

Mr. Lynch has prepared and assisted zoning enforcement officials with zoning determinations and interpretations, and provided guidance to municipal zoning boards with the review of zoning determinations and interpretations of the zoning code, and with the consideration of facts, evidence and other information supporting the grant of variances or conditional use approvals. Mr. Lynch has worked with municipal officials to implement and enforce special use permit conditions for projects undergoing ongoing scrutiny, including industrial, automotive, waste transfer station and waste carting operations.

He has also authored zoning text and map amendments and worked closely with municipal officials in making zoning and environmental policy, determinations and findings. He has assisted communities with obtaining concurrence from the NYS Department of State for waterfront policy documents, allowing local review of waterfront projects.

He has prepared minutes for board meetings, and grant applications and requests for proposals for municipal projects.

He has prepared Uniform Land Use Approval applications and worked with agency personnel for many New York City projects including zoning map amendments, city map changes, zoning certifications and authorizations and special permits. He has worked with the NYC Parks Department on several waterfront public access areas.

He has worked with the Towns of Cortlandt, Yorktown, Philipstown, Pawling, New Castle, Riverhead and Putnam Valley, the Village of Haverstraw, the City of Peekskill and NYC's Bronx Community Board #5 with master planning activities.

He has overseen contract bidding processes, and worked with affordable housing development and management companies, the NYS Department of Housing and Community Renewal, the NYS Dormitory Authority for school and library construction, and the NYS Department of Social Services.

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**The Regatta Residential Project**  
**Mamaroneck, New York**

The Regatta is located on Mamaroneck Avenue near the Boston Post Road (Route 1) and the Village harbor on Long Island Sound. The project site backed onto the Mamaroneck River. Portions of the site are in the 100-year floodplain. Environmental issues addressed in the Draft and Final Environmental Impact Statements prepared by Mr. Lynch included drainage, the potential for flooding impacts, views of the Long Island Sound from surrounding adjacent residences, compatibility with the surrounding neighborhood and consistency with the Village's recently-adopted waterfront revitalization program polices. Concerns about the building's appearance and affordability were ameliorated through the inclusion of retail uses. A Village administrative center was also included allowing for access for disabled residents to Village services. This project involved extensive review by Village boards.

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**Riverbend Residential Project**  
**Peekskill, New York**

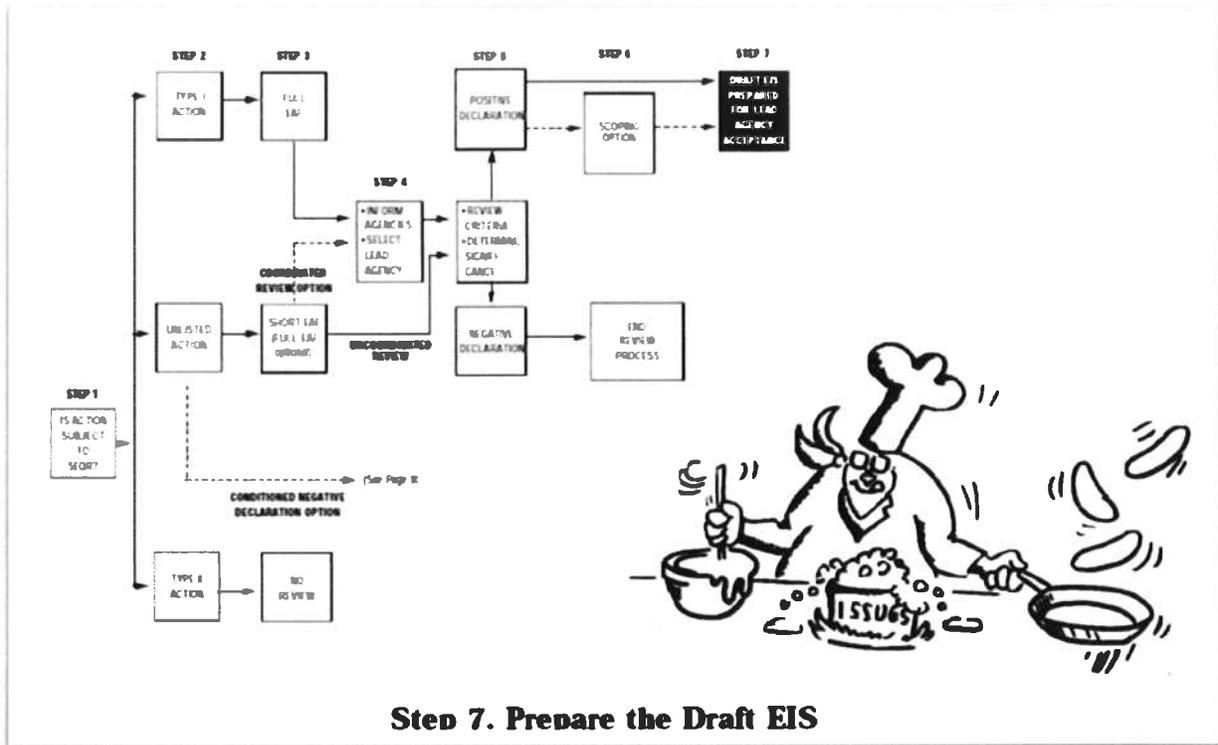
The first of several projects in the City of Peekskill, Riverbend was an ingenious approach to reusing former institutional lands while allowing the institutional user to remain and grow. The Sisters of Saint Francis had operated an orphanage for many years on the property. By the early 1980's the orphanage and its school buildings and dormitories had closed. Some of the buildings had been razed but several remained, some of which had distinct historic character. The Sisters of Saint Francis wished to retain their convent as well as an assisted living facility and related buildings and to continue to operate at the site.

The Riverbend development presented a challenge in that activities between the two uses would be in close proximity but would need to be segregated. In addition, the site was in a highly scenic area directly visible from US Route 9 and also from the Hudson Line of the Metro North Railroad. Drainage at the rocky site also presented design issues as it was the intention to maintain the majority of the site in its undisturbed vegetated state. Finally the proposed tenure of the units presented potential issues.

Mr. Lynch prepared the environmental documentation for the clustered layout as the project underwent its initial SEQRA review. In addition he assisted the City of Peekskill with developing the final approvals for the project, with subsequent site plan amendments, and to assure the equitable resolution of final work that needed to be completed prior to the release of escrow moneys.

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## SEQRA / CEQR / NEPA

Mr. Lynch has 25 years of experience preparing environmental documentation pursuant to Federal, New York State and New York City requirements. Items he has prepared and reviewed have included:

- Notices, positive determinations and scoping outlines
- Environmental assessment forms
- Expanded environmental assessment forms
- Draft environmental impact statements
- Final environmental impact statements
- Findings statements and resolutions
- Technical memoranda
- Consistency assessment forms and determinations
- Historic preservation documentation
- Design approval documents

In New York City Mr. Lynch has prepared environmental assessment statements (EAS) pursuant to the NYC CEQR Technical Manual. Notable recent EAS's include the Vistamar development in the Bronx and 90 Washington Street in Manhattan.

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### **Floodplain Mapping Changes Waterfront Planning and Permitting Local Waterfront Revitalization Program Plans**

In New York State localities can assert a degree of authority over planning for the waterfront areas by preparing what are called Local Waterfront Revitalization Program (LWRP) documents. These documents refine or even replace the NYS Coastal Management Program document prepared at the State level. Communities that have LWRPs in place typically have sensitive areas, working waterfronts and public lands along their waterfronts.

By the early 2000's, the City of Peekskill had been preparing an LWRP off and on for almost twenty years. Mr. Lynch was asked to edit and complete the draft document. To do this he reviewed previous City and State policy documents, environmental and site plan reviews in the City, the City's inventory of historic structures and districts, and its existing resources such as land use, zoning, utilities, waterfront access plans, the railroad line and open space. He recommended changes to the area included in the coastal zone, developed policies for sensitive areas, and presented implementation measures. He assisted the City in securing concurrence from the Department of State allowing the LWRP to become the guiding policy document for uses and activities along the City's Waterfront and its near shore lands.

He subsequently wrote a grant that secured moneys for the City to complete a major portion of the publicly accessible portion of its waterfront.

Mr. Lynch has assisted localities with harbor management plans, local waterfront revitalization program policy documents, grants and bid specifications, permits, environmental and site plan reviews, and changes to floodplain mapping. He has worked extensively with the NYS Department of State, the Army Corps of Engineers and the NYS Department of Environmental Conservation on permitting and consistency determinations, and with the NYS Office of General Services in securing licenses for use of underwater lands. He has assisted the Village of Croton with a portion of the Hudson River greenway and the Hudson River Park Trust in Manhattan with compliance with environmental conditions and permit expediting.