LANGAN





LAND USE PLANNING STATEMENT OF QUALIFICATIONS



NEW YORK | NEW JERSEY | ARIZONA | CALIFORNIA | COLORADO | CONNECTICUT | FLORIDA | ILLINOIS | MASSACHUSETTS OHIO | OREGON | PENNSYLVANIA | TEXAS | VIRGINIA | WASHINGTON | WEST VIRGINIA | ABU DHABI | ATHENS | CALGARY DOHA | DUBAI | LONDON | PANAMA



LANGAN

committed to applying principles of sustainability and environmental stewardship to our internal operations.

In addition to minimizing the environmental footprint of our operations, Langan partners with CarbonFund, a non-profit entity, that manages carbon reduction projects that protect the environment and reduce the threat of climate change.



CORPORATE SUMMARY

INTEGRATED SOLUTIONS. MEASURABLE VALUE.

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects and corporate real estate portfolios. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Founded in 1970, Langan employs over 1,500 professionals in its Parsippany, NJ headquarters and among 40 regional offices, including locations in New York City, NY, White Plains, NY, New Haven, CT, and Lawrenceville, NJ.

Langan services include:

- Land Use Planning
- Site/Civil Engineering
- Geotechnical Engineering
- Environmental Engineering
- Earthquake/Ground Motion Services
- Transportation Engineering
- Transportation Planning
- Parking Analysis & Design
- Hazardous Materials

- Natural Resources/Permitting
- Surveying/Mapping
- High Definition 3D Laser Scanning
- Landscape Architecture + Planning
- GIS/Data Management
- Sustainable Design
- Waterfront/Marine Engineering
- Unmanned Aerial System (UAS)
- Demolition Engineering





WHY LANGAN?

- Through diverse planning and transportation projects, we have forged strong relationships with the agencies responsible for review and approval.
- We have the ability to complete analyses for the marjority of the 19 CEQR technical areas in-house.
- We react to time-critical project demands, but we never sacrifice the quality of our work.
- We serve as client advocates and alert our clients to the proposed regulations that may affect their operations.



MEET THE TEAM



Rachel Belsky, AICP - Associate rbelsky@langan.com | 212.479.5407

With over 26 years of experience in land use planning, Rachel will be the Associate responsible for your Langan Team oversight; to ensure we provide you the appropriate staffing, responsiveness and value that you expect from Langan.

Max Stember-Young, AICP - Senior Project Manager mstemberyoung@langan.com | 212.479.5594

Mr. Stember-Young has over 11 years of experience in land use planning, environmental assessment, and urban design. He previously worked as a project manager for the NYC Department of City Planning (Staten Island office). Mr. Stember-Young serves as the Project Manager for the Land Use Planning group.





Adnan Pasha, PE - Senior Associate

apasha@langan.com | 212.479.5514

Mr. Pasha leads Langan's New York City Transportation group, and has extensive knowledge in the fields of transportation studies, traffic circulation studies, pedestrian assessments, transit studies, real estate development, finance, and project management.

Brian Weinberg, PE, LEED AP - Senior Project Manager

bweinberg@langan.com | 212.479.5561

Mr. Weinberg is a transportation engineer with 19 years of experience in a wide range of planning and engineering projects in the New York region as well as internationally.





Taylor Huizenga - Environmental Planner

thuizenga@langan.com

Ms. Huizenga is an environmental planner who is responsible for projects related to CEQR, SEQRA, and NEPA in the Land Use Planning division. She also specializes in federal grant regulation related to environmental review.

Andrew Foertsch - Senior Staff Engineer

afoertsch@langan.com

Mr. Foertsch is a transportation engineer specializing in traffic impact studies, multi-modal transportation planning, and parking design in New York, Pennsylvania, and abroad.

Nicholas Tortorella, EIT - Senior Staff Engineer

ntortorella@langan.com

Mr. Tortorella has gained transportation engineering experience while working with both private and public sector clients. His expertise includes parking demand analyses, pedestrian assessments and due diligence reports.

Adam Lu - Staff Engineer

alu@langan.com

Mr. Lu's experience includes traffic impact analysis, parking design, vehicle and pedestrian circulation, and landside airport transportation infrastructure.

Stephanie Duffield, PE - Senior Staff Engineer

sfriel@langan.com

Ms. Duffield has diversified experience in environmental compliance and permitting on projects nationwide. She specializes in multi-media compliance plans and air quality dispersion modeling using AERSCREEN and AERMOD to complete stationary and industrial source analyses.

Christopher Noone - Senior Staff Engineer cnoone@langan.com

Mr. Noone's environmental compliance consulting experience includes environmental reporting, permitting, and compliance auditing working on projects at the local, state, and federal levels. For projects requiring CEQR, he completes mobile air quality analyses using MOOVES and CAL3QHCR software.













CEQR/URLURP, SEQR, AND NEPA

Langan has extensive experience preparing New York City Environmental Quality Review (CEQR), New York State Environmental Quality Review (SEQR), and National Environmental Policy Act (NEPA) documents for a wide range of projects.

Langan's expertise covers a number of Land Use Planning actions, including:

- Rezonings
- Masterplans
- Board of Standards and Appeals variances
- Street de-mappings
- Zoning map and text changes
- Publicly-owned land dispositions
- Completion of and support for Uniform Land Use Procedure applications
- New York State Department of Environmental Conservation permit applications
- United States Army Corps of Engineers permit applications

Langan's multidisciplinary approach, land development engineering expertise, and in-house resources provide clients with a superior level of service and unique perspective when executing Land Use Planning projects. Langan, along with a team of expert specialty subconsultants, has the capability to analyze the full range of environmental impact categories and prepare Environmental Assessment Statements and Environmental Impact Statements.

Technical Analysis Areas	Land Use, Zoning, and Public Policy	Socioeconomic Conditions	Community Facilities	Open Space
Shadows	Historic and Cultural Resources	Urban Design and Visual Resources	Natural Resources	Hazardous Materials
Water and Sewer Infrastructure	Solid Waste and Sanitation Services	Energy	Transportation	Air Quality
Greenhouse Gas Emissions and Climate Change	Noise	Public Health	Neighborhood Character	Construction



FORWARD MOVING

Langan's transportation planning services enable our clients to safely and effectively move goods and services that are often frustrated by traffic congestion and delays. Our planners and engineers are known for thinking out of the box and developing creative solutions that apply a mix of conventional solutions with smart growth principles, context sensitive design and traffic calming measures.

Our vehicular traffic studies are conducted on a micro or macro level for a variety of project types for both public and private clients. The purposes and complexities of these studies vary greatly from simple studies with four or five intersections that use SYNCHRO or HCS software to assess performance, to studies that involve detailed pedestrian or vehicular traffic simulation models.

Each study type involves the assessment of existing conditions, background growth, traffic generated by specific projects and system modifications needed to improve existing, sub-optimal conditions. When it comes to transportation planning and modeling, Langan takes great pride in the development of imaginative solutions.

TRANSPORTATION PLANNING SERVICES:

- Master Planning
- Transportation Hub/Terminal Studies
- Traffic Impact Studies/Assessment
- Origin/Destination Studies
- Hospital and Campus Planning
- Supply/Demand Studies
- Transit Alternative Studies
- Shared Parking

- Geometric Design
- Parking Occupancy
- Transportation Policy Review
- Airport Studies



TECHNICAL AND REGULATORY ADVOCACY

Langan works with project teams to provide leading-edge, focused, streamlined investigations and risk-based emediation. We excel in promoting and gaining regulatory acceptance of risk based strategies to obtain cost effective site closures. Langan possesses expertise in a wide variety of projects including state voluntary programs, brownfields, RCRA, hazardous building materials, state and federal superfund, manufactured gas plants (MGP) and storage tank programs.

ENVIRONMENTAL SERVICES:

- Risk-Based Corrective Action
- Brownfields
- Storage Tank Management
- Due Diligence Support
- Environmental Assessments
- Site Characterization
- Permitting/Regulatory Approvals
- Remediation Design/Oversight
- Water Resources/Supply
- Hydrological Investigations

- Wastewater and Stormwater Permitting
- Air Modeling
- GIS/Database Management
- Environmental Impact Statements (EIS)
- Manufactured Gas Plant Remediation
- Asbestos/Lead-Based Paint Abatement
- Management of PCB-Containing Materials
- Indoor Air Quality/Mold

- Demolition
- Waste Management
- Compliance Auditing
- Ecological Risk Assessment
- Human Health Risk Assessment
- Site Feasibility Studies
- Remediation by Natural Attenuation
- Expert Witness
- Exposure Assessments



RESPONSIVENESS THAT DELIVERS RESULTS

Langan's site/civil engineers work closely with the design and development teams to develop final designs that balance development needs with regulations, sustainability, stakeholders and cost. Our quality submittals lead to rapid permit approvals and comphrehensive construction bids. Langan staff observes construction to ensure adherence to our design criteria and simplify the permit termination process.

SITE/CIVIL SERVICES:

- Site Feasibility Studies
- Conceptual Plans
- Grading & Drainage Design
- Erosion & Sediment Control Plans/Permits/Inspection
- Earthwork Analysis
- Site Restoration Plans & Analysis
- Construction Observation
- Utility Infrastructure Designs
- Landscape Plans

- Hydrologic & Hydraulic Studies
- Property Acquisition Support
- Construction Phasing Design
- Regulatory Coordination/Compliance
- CADD/GIS/Computer Animations



SUBSURFACE SOLUTIONS

Langan was founded as a geotechnical consulting company in 1970, and geotechnical engineering remains a core discipline at Langan today. We work closely with our clients and the permitting, design, and construction teams to engineer practical, cost-effective geotechnical solutions appropriate for proposed infrastructure by considering permitting constraints and site conditions.

GEOTECHNICAL SERVICES:

- Subsurface Investigations
- Slope Stability Analysis
- Crossing Design Using Trenchless Techniques
- Subsurface Utility Engineering
- Earthquake/Seismic
- Materials Analysis
- Foundation Design
- Retaining Structures

- Soil Improvement/Ground Modification
- Dewatering Design & Permitting
- Excavation Support & Underpinning Design
- Geological Mapping of Rock Slopes
- Mine Investigations
- Earth & Rock Fill Dams
- Tunnels/Microtunneling

- Seawalls, Piers, & Bulkheads
- Pre-Construction Conditions
 Surveys
- Construction Observation
- Forensic Engineering/Expert Testimony
- Geotechnical Hazard Assessment Tool

SURVEYING, SCANNING, & MAPPING

CUTTING-EDGE TECHNOLOGY & EFFICIENCY

Our field crews utilize state-of-the-art surveying equipment including a Pegasus mobile mapping system, 3D laser scanning, global positioning systems (GPS), robotic and prismless total stations, single and multi-beam echo sounders, drones, and side-scan sonar. Langan's mobile mapping and 3D scanning programs are integral for asset management, as-built information, and preliminary development for all aspects of the industry. Use of the most recent technology in the field allows our crews to be more productive and achieve greater accuracy. Field crews have mobile internet capabilities through field laptops and our advanced equipment to accommodate data analysis and design changes in real time, which is crucial in oil and gas field operations.

SURVEYING SERVICES:

- Topographic Surveys
- Boundary, Right-of-Way, & Corridor Surveys
- ALTA/ACSM Land Title Surveys
- Utility Surveys
- GPS Surveys

- Hydrographic/Bathymetric Surveys
- Highway/Route Surveys
- Construction Stake-Out
- As-Built Surveys
- Photogrammetric Control
- GIS/LIS Data Acquisition
- Geographical Information Systems
- Deformation/Monitoring Surveys
- Utility/Thermal Scanning



NAVIGATING POLICY AND NATURE

Langan has developed strong relationships with federal, state and local regulators through our experience in more than 1,000 wetland and permitting projects. Our Natural Resource staff consists of certified professional wetland scientists, ecologists and wildlife biologists with extensive experience throughout the United States. Our federal and state permitting specialists work closely with our engineers to design a "permittable" project while providing the most economic return to our clients. Our ability to identify critical natural resource issues early in the design process and our in-depth understanding of regulatory programs and policies result in an expedited application and approval process.

NATURAL RESOURCES/PERMITTING SERVICES:

- Wetland Delineation
- State Permit Applications to Agencies, including SEQR
- Environmental Assessments/ Environmental Impact Statements
- NEPA Environmental Review Documents
- Alternatives Analysis
- Wetland Mitigation Design and Banking
- Coastal/Waterfront Development Permitting and Planning
- Wildlife Surveys and Habitat Assessments
- Baseline Ecological Evaluations
- Threatened and Endangered Species Surveys and Habitat Assessments
- Natural Resource Damages Assessments
- Ecological Risk Assessments
- Streambank Restoration

RELEVANT EXPERIENCE

Solar Carve Tower -40 Tenth Avenue

Credit: Studio Gang Archit

Located between the High Line and Hudson River, the building's unique design is inspired by the sun's angles and path, allowing light to shine through it and reach the High Line. The 10-story mixed-use building includes 20,000 SF of outdoor space, 40,000 SF of retail space, and nine office floors.

Langan provided multi-discipline services in support of this development. Our work included assisting the design team and owner with plans for foundation construction and identifying subsurface conditions that would significantly affect the foundation cost and construction schedule.

Langan's environmental planners prepared a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) as part of a Board of Standards and Appeals submission for height and bulk variances. The CEQR analysis evaluated the potential environmental impacts of the development in the future build/no-build development scenarios.

Langan's geotechnical work included site recognizance, reporting on existing geotechnical data, and a review of information on adjacent buildings and the High Line park. Our engineers also performed a comprehensive test boring program, evaluated the subsurface data, and prepared a report outlining subsurface conditions and the feasibility of various foundation systems for construction.

Our environmental engineers conducted a Phase I Environmental Site Assessment and Phase II Environmental Site Investigation during the early stages of the project.



SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Geotechnical & Environmental Engineering

LOCATION:

New York, New York

CLIENT:

T William Gottlieb Real Estate | Simon, Eisenberg and Baum

ARCHITECT:

Studio Gang Architects

PROJECT HIGHLIGHT AND AWARDS:

- Shadow assessment helped inform design of building and avoid potential shadows impact on neighboring High Line.
- 2020 AIA New York Design Awards, Merit
- 2019 Architects Newspaper Best of Design Awards: Commercial Building

 Honorable Mention



Langan provided multi-disciplinary services for the proposed rezoning and subsequent development of an approximately 15,000 SF site in Central Harlem. The rezoning would facilitate the development of a 33-story mixed-use tower with 160 apartments (48 permanently affordable units) and community facility uses in the podium of the tower. La Hermosa Christian Church and a vacant lot facing Duke Ellington Circle currently occupy the site.

This site posed a number of challenges such as poor subsurface conditions, irregular lot shape, and proximity to Central Park – a scenic landmark that is particularly sensitive to shadows and urban design.

Langan's Land Use Planning group supported the approved ULURP application by performing all the necessary CEQR analyses and providing the supporting documentation, including the Reasonable Worst Case Development Scenario and Environmental Assessment Statement and associated supplemental reports.

Langan also performed subsurface geotechnical exploration and prepared a preliminary geotechnical engineering report. Our environmental engineers completed a Phase I ESA.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Geotechnical & Environmental Engineering
- Uniform Land Use Review Procedure (ULURP) Support
- Surveying

LOCATION:

New York, New York

CLIENT:

La Hermosa Christian Church

ARCHITECT:

FX Collaborative

PROJECT HIGHLIGHT:

• Quickly conducted detailed shadows and urban design assessments in response to a building envelope revision during ULURP - without compromising project approval timeline



The Bronx Point site is an approximately 4.75 acre waterfront parcel immediately north of the NYCEDC Lower Concourse Park Project, extending north to Mill Pond Park and Mill Pond Cove and east to Exterior Street. The site is currently a paved asphalt lot used for temporary storage by city and state agencies and recently underwent a rezoning to add the project parcel to the Special Harlem River Waterfront District.

Langan has been providing multidisciplinary services since 2017 in support of the site's development. The project will include a new planted riprap revetment along the shoreline, public walkway and picnic area along the river, lawn, playground, and walking paths, an expansion of Mill Pond Park, improved Exterior Street plaza beneath the Major Deegan, and two building towers.

Site/civil engineering services included the design and permitting of underground utilities, permitting of two new stormwater outfalls to the Harlem River, and onsite layout and circulation including a new private roadway. Waterfront engineering services included investigations of existing waterfront conditions and the design and permitting of a new shoreline stone revetment. Environmental engineering services included completion of a Brownfield Cleanup Program (BCP) application, Remedial Investigation Program and Citizen Participation Plan.

Traffic services included analysis of off-site traffic improvements in support of the proposed development. Land Use Planning services include preparation of a City Environmental Quality Review (CEQR) Technical Memorandum to support the Urban Development Action Area Program (UDAAP) application. Surveying services included a topographic and boundary survey of the site, a survey of the Major Deegan, which cuts through the eastern portion of the site, a re-apportionment of the existing tax lots, and a bathymetric survey of the adjacent Harlem River.

SERVICES:

- Land Use Planning
- Surveying
- Site/Civil, Waterfront, Environmental, and Traffic Engineering

LOCATION:

Bronx, New York

CLIENT:

Bronx Point Owner LLC

ARCHITECTS:

S9 Architecture | Marvel Architects

STRATEGIC PARTNERS:

Abel Bainnson Butz | Cosentini Associates | WSP

PROJECT HIGHLIGHT:

 Skillfully managed version control issues among City agencies (DCP, HPD, NYCEDC, and MOEC) reviewing the same document, while addressing their concerns and balancing agency priorities.

Special Flushing Waterfront District

The Flushing Waterfront rezoning covers approximately 29 acres in the Downtown Flushing neighborhood of Queens. The development will introduce 1,725 affordable and marketrate housing units, 22,000 SF of community facility space, and approximately 1.4 million SF of retail, office, and hotel space on four development sites. The development will also provide over three acres of publicly accessible open space through a new shore public walkway along the eastern edge of Flushing Creek. A new street network, upland connections, and the shore public walkway will open up the existing inaccessible waterfront and allow the area to serve as an extension of Downtown Flushing, and a distinct waterfront destination for residents, workers, and visitors.

The project will update the Downtown Flushing Waterfront Access Plan and establish the Special Flushing Waterfront District (SFWD). The northern portion of the SFWD would be rezoned and mapped as a Mandatory Inclusionary Housing Area.

Langan worked with three developers to prepare the required Environmental Assessment Statement. Langan is also providing engineering consultation to support the master plan and permitting processes for the approvals required from the New York State Department of Environmental Conservation, the New York City Department of Environmental Protection, and the New York City Department of Transportation.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Master Planning
- Waterfront, Transportation, and Environmental Engineering

LOCATION:

Flushing, New York

CLIENT:

FWRA LLC

ARCHITECT:

Hill West Architects

STRATEGIC PARTNERS:

F&T Group | Young Nian Group | United Construction & Development Group

- In less than a year, guided three property owners through a highly complex CEQR Environmental Assessment Statement (EAS) process.
- Conducted detailed transportation analyses for a three-million SF development with a new private street network connected to an area with high traffic congestion.
- Coordinated with in-house marine engineering team to adequately assess the shoreline condition and sensitive natural resources



266 West 96th Street

Langan is providing multi-disciplinary technical services for the proposed redevelopment of a site located on the Upper West Side of Manhattan. Two low-rise community facility buildings and an abandoned IRT power sub-station owned by the City of New York currently occupy the site. The proposed redevelopment involves the disposition of city owned property and includes affordable housing with the provision of micro-units, as well as replacement space for the community facility use. The development site is adjacent to a historic district, which presented concerns with respect to shadows on potentially sunlight-sensitive resources. Additionally, the abandoned IRT power sub-station was determined by LPC to be an eligible historic resource. As a result, an Environmental Impact Statement was warranted. These factors, combined with the site's proximity to a subway structure, presented challenges to development.

Langan's geotechnical engineers conducted a subsurface geotechnical exploration and preparation of a preliminary engineering evaluation, including coordination with New York City Transit. Our environmental engineers completed a Phase I Environmental Site Assessment and a Phase II Environmental Site Investigation. Langan's environmental engineers also assisted the owner in gaining acceptance into New York State's Brownfield Cleanup Program (BCP).

The land use planning group is supporting the ULURP application by performing all the necessary CEQR analyses and providing the supporting documentation including the Reasonable Worst Case Development Scenario, the Environmental Assessment Statement and associated supplemental reports, and the Environmental Impact Statement.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP) Support
- Due Diligence
- Geotechnical and Environmental Engineering

LOCATION:

New York, New York

CLIENT:

Fetner Properties

- Proactively responded to community's hazardous materials concerns expressed during the EIS Scoping Meeting by coordinating with in-house experts and articulating remedial requirements in the EIS.
- Performed a highly detailed shadows assessment using 3D modeling on a sunlight sensitive resource with stained glass windows.



As part of NYCHA's NextGen Program, a City initiative to increase the number of affordable housing units in New York City by developing vacant NYCHA properties, Langan's Land Use Planning group was retained for the environmental review of the development of a 14-story, 180-unit mixed-use affordable housing development.

Because of the local and federal discretionary actions that would allow for the development of this project, CEQR and NEPA reviews were required. Langan's land use planning services include preparation of a Reasonable Worst Case Development Scenario Memorandum, Environmental Assessment Statement with supplemental reports, and a NEPA Environmental Assessment.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- National Environmental Policy Act (NEPA) Review

LOCATION:

Bronx, New York

CLIENTS:

Settlement Housing Fund | New York City Housing Authority (NYCHA)

ARCHITECT:

Danois Architects

- Conducted detailed shadows analyses to determine project effects on a nearby playground spray shower.
- Performed AERSCREEN modeling for the proposed building's PTAC air conditioning units, an atypical HVAC system. Devised analysis protocal for NYCHA review.



Sunset Park Waterfront -Transportation Study

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Langan led the project team to assist NYCEDC with its \$37-million initiative to repair, improve, and develop the Sunset Park waterfront. Spurred by development along the Brooklyn waterfront to the north, this effort was established to anticipate new economic demand along Sunset Park's coastal areas. Traffic and pedestrian improvements supported the diversification of the economy and assisted in strengthening the viability of the area for short- and long-term commercial growth.

Our transportation engineers, in coordination with the traffic subconsultant, worked with stakeholders, NYCEDC, and other city agencies to obtain a comprehensive understanding of the access, circulation, infrastructure, and parking issues within the study area. Our services included data gathering and evaluating existing conditions to identify pavement, pedestrian, parking, and drainage infrastructure deficiency issues. We evaluated existing conditions, including the pre-existing roadway network and freight rail infrastructure, existing truck routes, local truck access and circulation, parking, and truck loading areas.

Langan also assessed pedestrian, bicycle, and transit routes to help future improvements, focusing primarily on routes between major employment centers and transit stops (ferry, subway, and bus).

SERVICES:

- Transportation Planning
- Traffic Engineering
- Infrastructure Assessment

LOCATION:

Brooklyn, New York

CLIENT:

New York City Economic Development Corporation (NYCEDC)

PROJECT HIGHLIGHT:

• Investigated and documented an array of issues with Sunset Park's existing roadway, freight rail, and pedestrian infrastructure, providing a basis for future investments in the neighborhood to improve safety for all road users.

42-11 9th Street

Langan is providing land use planning services for the proposed development of a 20-story, 398,000 SF mixed-use building in the Long Island City neighborhood of Queens. The building would contain office, retail/service, and light manufacturing spaces.

The proposed actions include designation of the project site as an 'industrial business incentive area' which would facilitate the development of the mixed-use building. The development includes 54,621 SF of required industrial uses, as set forth in the Zoning Resolution, within a two-story podium and 268,137 SF of commercial uses within a 17-story tower. A retail space may be located at grade, as well as more than 80 parking spaces as permitted by zoning.

Langan's scope of work includes preparation of a Reasonable Worst Case Development Scenario Memorandum and a CEQR Environmental Assessment Statement, which included a detailed transportation analysis.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP)
- Landscape Architecture
- Traffic, Site/Civil, Environmental, and Geotechnical Engineering

LOCATION:

Long Island City, New York

CLIENT:

RXR Realty

ARCHITECT:

Perkins Eastman

STRATEGIC PARTNERS:

AKF Group | DeSimone Consulting Engineers | Titan

- Strategically performed industrial toxic air pollutant assessment to provide maximum flexibility for tenant lease-out and building design.
- In consultation with DOT, redefined trip assignments and incorporated a Project Component Related to the Environment (PCRE) to ensure no project impacts.



69-02 Queens Boulevard

Credit: Perkins Eastman and Madison Realty Capital

Langan is providing CEQR and ULURP services in connection with a proposed rezoning to facilitate construction of two residential buildings totaling approximately 559,798 SF in the Elmhurst neighborhood of Queens. Development plans include one 14-story building and one 17-story building with a total of 561 apartments, 30 percent of which will be designated as affordable housing for low-, moderate-, and middle-income families. The proposed buildings will also house 5,600 SF of retail space and 242 above-ground parking spots.

The project owner is also requesting a zoning text amendment to establish the property as a Mandatory Inclusionary Housing area. In addition, the client is seeking a Large-Scale General Development Special Permit pursuant to the New York City Zoning Resolution for height, setback, and parking regulation modifications. These proposed zoning map and zoning text amendments, as well as the special permit request, are discretionary actions subject to CEQR.

Langan also completed a technical memorandum that included a detailed traffic analysis following the addition of a school facility to the project during ULURP.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP) Support

LOCATION:

Elmhurst, New York

OWNER:

Madison Realty Capital

CLIENT:

Stroock & Stroock & Lavan

PROJECT HIGHLIGHT:

• Quickly assessed transportation implications of a 500-seat elementary school in response to City Council request made during ULURP. Analysis was completed in time for City Council vote with no disruption to the ULURP clock.





Coney Island is one of a series of barrier islands along the southern shores of Long Island. Connected to Brooklyn by landfill and connecting roads to the east, the location gained fame in the first half of the 20th century as a resort and amusement park destination. The area has since suffered from economic decline and more recently from Hurricane Sandy.

In an attempt to reinvigorate the economic viability of Coney Island, the City Council approved rezoning the area in 2009. Improvements included expansion of hotel, amusement, retail, residential, and other ancillary services.

Langan's planning and design services, in coordination with the traffic subconsultant, included developing measures to address seasonal-related traffic concerns, a historic review, design team coordination, interaction with the New York City Department of Transportation and New York City Police Department, and development of cost-effective strategies to reduce overall cost and duration of the plan.

Our team also developed long-term transportation plans that will provide resiliency to potential extreme flooding, quality assurance and quality control methods, project performance monitoring, and maintenance of the project's overall schedule.

SERVICES:

- Traffic Planning
- Project Coordination

LOCATION:

Brooklyn, New York

CLIENT:

New York City Economic Development Corporation (NYCEDC)

PROJECT HIGHLIGHT:

• Supported transportation master planning effort integral to City-led redevelopment of Coney Island, including the consideration of flood prevention and resiliency measures





In 2014, Langan was awarded a New York City Economic Development Corporation (NYCEDC) Planning On-Call Contract to provide planning, environmental, and traffic engineering services as part of the City's overall effort to facilitate development and improve economic conditions in the five boroughs.

Such services included preparation of Environmental Assessment Statements, Environmental Impact Statements, ULURP applications, traffic circulation and parking studies, traffic analyses for CEQR environmental reviews, and site-specific planning studies and zoning analyses, among others.

As the prime contractor, Langan was responsible for leading a team of sub-consultants with expertise in all areas of CEQR technical analysis, ULURP protocols, and other relevant areas in order to ensure projects were completed.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- State Environmental Quality Review (SEQR)
- Uniform Land Use Review Procedure (ULURP)
- Transportation Planning Studies
- Infrastructure Assessments

LOCATION:

Five Boroughs of New York City, New York

CLIENT:

New York City Economic Development Corporation (NYCEDC)

CONTRACT DURATION:

2014 - 2018

PROJECT HIGHLIGHT:

Multi-Site Project Included:

- Coney Island Traffic Master Plan
- Water Street Text Amendment
- Operation of Horse Drawn Carriages
- Bay Street Corridor Rezoning
- Sunset Park Transportation Study

Queens Plaza - Streetscape Improvements

Langan provided multi-disciplinary services in the areas of urban design, streetscaping, capacity analysis, simulation modeling, air quality, roadway design, environmental engineering, and pedestrian and vehicular safety analyses for the reconfiguration of Queens Plaza. The plaza is the gateway connecting the Queensboro Bridge to Long Island City. Langan developed this urban landscape as a model solution for urban core neighborhoods. The team developed proposed roadway reconfiguration schemes as part of a planned green space expansion to improve bicycle and pedestrian conditions, while balancing the needs of traffic flow and increased urban development.

A series of SYNCHRO models were prepared to compare the operational parameters of several designs encompassing 15 complex intersections. Alternatives were evaluated based on expected queues and delays at all intersections in the vicinity of Queens Plaza. Analyses were conducted to determine the expected travel time impacts to transit routes in the area. Signal timing plans were developed for all approaches to the Queensboro Bridge. Accident analyses were performed to quantify the proposed accident reduction benefits of the proposed designs. Langan also examined planned development in the area and prepared traffic and air quality analyses.

SERVICES:

- Transportation Planning
- Traffic, Environmental, and Site/Civil Engineering
- Urban Design
- Site Survey
- Landscape Architecture

LOCATION:

Long Island City, New York

CLIENTS:

New York City Economic Development Corporation (NYCEDC) | New York City Department of City Planning

ARCHITECT:

Wallace, Roberts & Todd, LLC

PROJECT HIGHLIGHT:

• Langan represented NYCEDC and the Mayor's Office in discussions and approvals with New York City Department of Transportation, New York State Department of Transportation, and New York City Transit.



1921 Atlantic Avenue Development

This proposed development will include a 6 to 14-story mixeduse affordable housing building with approximately 235 units, a ground floor fresh food market, community facility space, and a below-grade parking garage.

Langan's land use planning group prepared the CEQR documentation that supported the zoning map and text amendments, UDAAP designation, and amendment to the Saratoga Square Urban Renewal Plan that facilitated the project. Langan developed the Reasonable Worst Case Development Scenario for the project and completed the Environmental Assessment Statement (EAS) and associated technical area assessments. Langan's traffic group provided the traffic analysis for the EAS.

Langan's environmental scope included review of a previously completed Environmental Site Assessment; preparation of a Remedial Action Work Plan; and assisting with the Brownfield Cleanup Program application.

Our site/civil engineers provided design development and construction phase services, including project coordination, construction administration, and agency application preparation.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)

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- Uniform Land Use Review Procedure (ULURP) Support
- Traffic Analysis
- Environmental and Site/Civil Engineering

LOCATION:

Brooklyn, New York

ARCHITECT:

GF55 Architects

STRATEGIC PARTNERS:

NYC Department of Housing Preservation and Development

CLIENTS:

Dabar Development Partners, LLC | Thorobird Companies

PROJECT HIGHLIGHT:

• Assisted client in coordinating a Land Disposition Agreement with the City that outlined remedial measures for hazardous materials, in order to facilitate a mixed-use building with an aquaponics farm – creating opportunities for fresh food within the neighborhood.

1125 Whitlock Avenue

Credit: The Ader Group

Π

Langan prepared a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) for the proposed construction of two, 14-story residential buildings totaling approximately 472,484 SF in the Foxhurst neighborhood of the Bronx. The project will transform a currently underutilized site into a development consisting of 461 residential units, 100 percent of which will be designated as permanently affordable housing. The buildings will also house ground floor local retail establishments and community facility space catering to the local population, as well as below-grade parking.

CEQR is required for discretionary approval of a zoning map amendment to rezone the property from manufacturing to residential uses with a commercial overlay. A zoning text amendment was also proposed to designate the property as a Mandatory Inclusionary Housing area. The EAS evaluated the potential environmental impacts related to several key technical areas, including noise, air quality, and transportation.

The lead city agency issued a "negative declaration" in early 2017.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP) Support
- Environmental Assessment Statement (EAS)

LOCATION:

Bronx, New York

CLIENT:

The Ader Group

PROJECT HIGHLIGHT:

• Conducted detailed noise modeling and produced E-Designation language to allow the residential development of a site in close proximity to the No. 6 subway line, as well as Amtrak and freight train lines.





Bay Street Corridor Rezoning

Langan provided full Land Use Planning services in compliance with CEQR, including preparation of an EIS for the Bay Street Corridor Rezoning project. The project was an integral component of a city-sponsored comprehensive community planning effort focusing on the revitalization of the North Shore of Staten Island. The project is also an integral part of the City's affordable housing initiative, to encourage new affordable housing opportunities and create jobs through zoning actions, including the adopted Mandatory Inclusionary Housing provision, as well as infrastructure improvements.

The project involved rezoning an approximately 45-acre area zoned for manufacturing and industrial uses to a mixed-use district. The proposed rezoning would allow for more than 2.5 million SF of new residential uses, as well as new ground floor retail amenities and commercial and office space.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Impact Statement (EIS)

LOCATION:

Staten Island, New York

CLIENTS:

New York City Economic Development Corporation (NYCEDC) | New York City Department of City Planning (NYCDCP)

PROJECT HIGHLIGHT:

• Langan was awarded the Bay Street Corridor Rezoning project as part of the firm's On-Call Environmental Planning and Transportation contract with the NYCEDC.

Avenues School: 536 - 544 West 26th Street

Credit: Neoscape,

Langan provided multiple Land Use planning and engineering services in connection with the demolition of an existing structure and construction of a new 9-story, 144,000 GSF building in the West Chelsea neighborhood of Manhattan. The new building will house a portion of the Avenues: The World School, offices, and gallery space. A special permit was required from the New York City Board of Standards and Appeals (BSA) to site a school in a manufacturing zoning district and, therefore, was also subject to City Environmental Quality Review (CEQR). Langan completed an Environmental Assessment Statement (EAS) that examined potential impacts related to land use and zoning, transportation, shadows, and noise. Based on the EAS findings, the BSA determined that the proposed project would not result in any significant adverse environmental impacts. The grant of the special permit was obtained in September 2015.

Langan's environmental engineering services included submission of a revised Stipulation Agreement to the New York State Department of Environmental Conservation, evaluation of the effectiveness of previously executed remedial actions, and preparation of a Remediation Action Plan that included "hot-spot" soil excavation as part of the site construction activities.

Our geotechnical engineering services included a subsurface investigation, design development, construction phase services, and a final report with foundation recommendations. Langan's site/ civil services included a NYC Department of Buildings/Department of Transportation Builders Pavement Plan, Con Edison vault approvals, and the NYC Department of Parks and Recreation tree application.

Our surveying services included a utility tone-out and a site survey field investigation and drafting.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)
- Survey
- HazMat Inspection
- Permitting
- Environmental, Geotechnical and Site/ Civil Engineering

LOCATION:

New York, New York

CLIENT:

Savanna Project Management

ARCHITECT:

Morris Adjimi Architects

OWNER:

Avenues: The World School

PROJECT AWARD:

2018 Greater New York Construction User Council Outstanding Projects, K-12



FDR Four Freedoms State Park

Credit: Franklin D. Roosevelt Four Freedoms Park, © Iwan Baan and B. Koch

As part of a long history of multi-disciplined work on New York City's Roosevelt Island, Langan successfully completed a SEQR Environmental Assessment Form, and obtained U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYSDEC) wetland permits for the Franklin D. Roosevelt Four Freedoms Park on the southernmost portion of the Island.

The USACE and NYSDEC permits addressed the project shoreline stabilization and rip-rap work and the creation of approximately one-half acre of water in the East River. The process involved coordination with the Roosevelt Island Operating Corporation (RIOC), the project design team and the US Coast Guard.

Designed by renowned architect Louis Kahn and opened in 2012, the 4.5-acre park features a landscaped open garden and plaza area, a promenade along the East River, forecourt, sculpture court and front plaza overlooking the East River, Manhattan and Brooklyn at the Island's southernmost point.

Approved in 2009, the review identified and analyzed the environmental impacts of the project with an emphasis on construction activities, transportation components and historic, natural and visual resources.

Langan also provided site/civil engineering, landscape architecture, geotechnical engineering, and natural resource studies for the project.



SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)
- Survey
- HazMat Inspection
- Permitting
- Environmental, Geotechnical and Site/ Civil Engineering

LOCATION:

Roosevelt Island, New York

CLIENT:

Franklin D. Roosevelt Four Freedoms Park, LLC

ARCHITECTS:

Mitchell Giurgola Architects, LLP | Louis Kahn

STRATEGIC PARTNERS:

Weidlinger Associates | F.J. Sciame

PROJECT AWARDS:

- 2013 ENR Best Project Merit Award (Landscape/Hardscape/Urban Development)
- 2013 American Institute of Architects New York Chapter Design Awards: Urban Design Merit Award



This proposed mixed-use and affordable housing development in Staten Island will include residential, commercial, accessory parking, and open spaces. The land use actions include a rezoning, zoning text amendments and a zoning special permit. The actions would allow three new towers with varying heights totaling over 800,000 SF of new floor area. The new development would bring 750 new residential units to the area, and at least 225 of which will be affordable units. A new publicly accessible open space would be introduced at the ground level along with ground floor retail spaces.

The rezoning will also allow additional zoning capacity at an adjoining site, which is projected to be developed with approximately 100 residential units and 5,000 SF of additional retail.

Langan's Land Use Planning group prepared a CEQR Environmental Impact Statement (EIS) to support the zoning actions, which identified significant adverse impacts in the areas of open space and transportation.

Our transportation engineers assessed the potential for project-generated trips to result in a significant adverse impact on the surrounding transportation network. In coordination with the Department of City Planning and the Department of Transportation, a suite of improvements and mitigations were developed to support the project.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Geotechnical & Environmental Engineering
- Transportation Engineering
- Zoning Support
- Air Quality

LOCATION:

Staten Island, New York

CLIENT:

Madison Realty Capital

ARCHITECT:

FX Collaborative

- **PROJECT HIGHLIGHTS:**
- Conducted detailed traffic and pedestrian modeling incorporating background growth and on-going developments, and identified the mitigations that will be warranted.
- Completed a detailed open space analysis that identified a severe deficiency of active open space in the community, and recommended a suite of potential mitigations.



Langan completed CEQR services on behalf of the Central Park Conservancy for this two-phased comprehensive redevelopment and replacement of the existing Lasker Pool and Rink facility. The new pool and rink facility will be energy efficient and remedy flooding and drainage issues that had plagued the facility for years. It will also reconnect this important park resource visually and physically to the surrounding landscape. The project includes improvements to the shoreline of the Harlem Meer at the northeast corner of Central Park; the natural Meer edge will be reinstated with native plantings and walkways.

Langan's Land Use Planning team prepared the CEQR documentation to support the approval of discretionary city capital funding required for the project. Areas of focus in the environmental assessment statement completed for the project include natural resources, urban design, and historic resources. The NYC Department of Parks and Recreation issued a Negative Declaration for the project.

Other services provided by Langan for this important project included site civil engineering to remedy drainage issues, and natural resources for the Meer improvements and the required DEC permitting. Project coordination, construction administration, and permit preparation were also among the services provided.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP)
- Historic Resource Consultation
- Geotechnical, Environmental, Site/Civil , and Natural Resources Engineering

LOCATION:

New York, New York

CLIENT:

Central Park Conservancy

ARCHITECT:

Mitchell Giurgola Architects

STRATEGIC PARTNER:

New York City Department of Parks and Recreation (NYCDPR)

- Demonstrated no impacts to urban design, natural resources, and open space for a project that reflects the unique topography of the upper portion of Central Park and improves water flow at the Harlem Meer.
- Coordinated with the State Historic Preservation Office due to the site's archaeological sensitivity and listing on the State and National Register of Historic Places.

Inspir Carnegie Hill

Credit: Handel Architects

Langan provided multi-discipline services for this 21-story, 178,162 SF luxury senior care living facility. The project includes memory care facilities, 212 dwelling units, dining facilities, and recreational space.

The client sought to increase the bulk of a proposed "as-ofright" 21-story building by approximately 21,000 SF through the purchase of unused development rights from a Metropolitan Transportation Authority (MTA) facility located to the south of the development site. SEQR was required for discretionary approval of the sale of unused development rights by the MTA. The FEAF evaluated potential environmental impacts related to land use, zoning, and public policy, as well as hazardous materials and construction.

Our environmental services included a Phase I Environmental Site Assessment, a Phase II Environmental Site Investigation, waste characterization, spill investigation, and remediation. Langan also provided bid support, construction administration and environmental monitoring, as needed. Because the project is within the influence zone of the Second Avenue subway, approvals were required by New York City Transit. Langan completed a subsurface investigation and prepared the geotechnical report. Langan also prepared the Support of Excavation (SOE) and waterproofing drawings and provided inspections for the SOE system and deep foundation elements. Langan updated the information from a previous survey to reflect the current topographical data for the full right-of-way width of the surrounding streets This included all relevant data necessary for the preparation of a Builders Pavement Plan.

Our site/civil engineering services included schematics through construction phase design, construction administration, and permitting. Langan's designs addressed storm water management, utility connections, and public right-of-way improvements.

SERVICES:

- Land Use Planning
- State Environmental Quality Review (SEQR)
- Environmental Assessment Form (EAS)
- Site/Civil and Geotechnical Engineering
- Environmental Remediation
- Survey

LOCATION:

New York, New York

CLIENTS:

Maplewood Senior Living | Omega Healthcare Investors

ARCHITECT:

Handel Architects

STRATEGIC PARTNER:

DeSimone Consulting Engineers

PROJECT HIGHLIGHT:

 Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential impacts of the project on a nearby landmarks



New York Aquarium - Shark Tank & Animal Care Facility

Credit: The Portico Group

As an initial revitalizing component for the seaside neighborhood of Coney Island, this new 58,000 SF building and 'shimmer wall', was designed by renowned artist/sculptor Ned Kahn. The aquarium houses over 115 marine species, a new 500,000 gallon shark tank and public access from the historic boardwalk. A continuously curving ramp along the building's perimeter leads to an observation point on the roof and a view of the Atlantic Ocean not previously available to aquarium visitors.

Langan provided geotechnical engineering services including a comprehensive subsurface investigation that included a review of existing data and analysis, soil sampling, and foundation recommendations. Our construction phase services included accredited Special Inspections, construction administration and monitoring of water-proofing installation.

Our environmental engineers provided services for characterization and delineation of soil hauled as part of development, including 24 soil borings. Based on the data, we prepared a contaminated soil management and Construction Health and Safety Plan to guide earthwork within impacted materials.

Langan also provided comprehensive State Environmental Quality Review (SEQR) services to evaluate the potential environmental impacts of the project. Services included analyses for shadow and visual impacts, hazardous materials, infrastructure, coastal consistency and transportation.

PROJECT HIGHLIGHT AND AWARD:

- Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential
- 2014 Diamond Award, Evaluation of Sandy Damage MEP Systems

SERVICES:

- Land Use Planning
- State Environmental Quality Review (SEQR)
- Environmental and Geotechnical Engineering

LOCATION:

Brooklyn, New York

CLIENT:

Wildlife Conservation Society

ARCHITECTS:

Smith-Miller + Hawkinson Architects | The Portico Group (Shark Tank) | Ned Kahn (Shimmer Wall Design)

1520 and 1530 Story Avenue

Credit: Nelson Management

Langan provided Land Use planning services to facilitate the construction of two 13-story residential buildings within the existing Lafayette-Boynton Apartment complex in the Soundview neighborhood of the Bronx. The 480,850 SF development is comprised of 435 residential units for low- to middle-income and senior housing, as well as 15,000 SF of community facility space.

The project also includes a 1.8-acre central greenway, featuring a playground, outdoor fitness equipment, seating, and walking paths for residents, that will run through the complex, which is adjacent to Soundview Park, the largest park in the South Bronx.

Langan prepared an Environmental Assessment Statement (EAS) for the project, which was required for the discretionary approval of financing through the New York City Department of Housing Preservation and Development's Mix and Match program. The New York City Housing Development Corporation was also a key project stakeholder and helped facilitate the project.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)

LOCATION:

Bronx, New York

CLIENTS:

Nelson Management | L+M Development Partners

PROJECT HIGHLIGHT:

• Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential impacts of the project on a nearby African burial ground.

112-116 Edgecombe Avenue Rezoning

Star The Contract of Street

Langan is providing multi-disciplinary services for the proposed rezoning of an approximately 8,500 SF site in the Strivers' Row area of Central Harlem. The rezoning will facilitate redevelopment that would include affordable housing and a Food Retail Expansion to Support Health (FRESH) grocery store. The site is currently occupied by a former church building and two vacant residential buildings facing Edgecombe Avenue.

NICHOLAS

Langan's land use planning group is supporting the ULURP by the land use attorneys and supplying all the CEQR documentation – Reasonable Worst Case Development Scenario, Environmental Assessment Statement and associated supplemental reports.

SERVICES:

WEST DED STREET

- Land Use Planning
- City Environmental Quality Review (CEQR)

USUREE

• Uniform Land Use Review Procedure (ULURP) Support

LOCATION:

New York, New York

CLIENT:

Edgecombe Ventures

ARCHITECT:

ELOD Studio

PROJECT HIGHLIGHT:

• Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential impacts of the project on a nearby African burial ground.

Manhattan Greenway - Harlem River

The \$180 million Manhattan Greenway – Harlem River project involves the assessment of and design of structural repairs and reconstruction of over four miles of Harlem River bulkhead from East 125th Street to East 145th Street and East 155th Street to Swindlers Cove. In addition, the project involves the design of a waterfront esplanade and park to connect and extend a continuous greenway across seven blocks along the Harlem River between East 125th and East 132nd Streets.

Credit: Starr Whitehouse

The bulkheads feature various construction types including timber supported low-level relieving platforms, steel pipe pile supported low-level relieving platforms, timber crib supported seawall and masonry gravity walls, high-level pile supported platforms, steel sheet pile bulkheads, and rip-rap embankments which exhibit various degrees of deterioration and disrepair.

To provide a safe and accessible greenway, the existing bulkhead will either be rehabilitated in segments that are in poor condition or replaced in segments that are in critical condition. As part of the bulkhead improvements, esplanade railings will be removed, repaired, recoated, and reinstalled.

Langan will be leading detailed site investigations that include boat-mounted laser scans of the bulkhead tied into upland surveys and extensive engineer-diver inspections. Langan will also be preparing an Environmental Impact Statement.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Waterfront Engineering
- Site/Civil Engineering
- Geotechnical Engineering
- Environmental Engineering
- Topographic Survey

LOCATION:

New York, New York

CLIENT:

New York City Economic Development Corporation (NYCEDC)

ARCHITECT:

ELOD Studio

STRATEGIC PARTNERS:

Starr Whitehouse | One Architecture & Urbanism | Goldstick Lighting Design | Indigo River | Savin | KS Engineers

PROJECT HIGHLIGHT AND AWARD:

- Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential impacts of the project on a nearby African burial ground.
- 2022 AIANY Transportation + Infrastructure Design Excellence Awards, Merit Award



New York Botanical Garden Edible Academy

The Edible Academy provides gardening instruction, handson training, and cooking demonstrations for teachers and families interested in learning about growing and preparing fruits, vegetables and herbs. Located entirely within the nationally landmarked 256-acre New York Botanical Garden, the site is receiving upgrades that will provide opportunities for 80,000 participants. Changes include the construction of a one-story 4,050 SF building that features a 260 SF basement, two classrooms, a demonstration kitchen, and support space to accommodate staff and storage needs. Additional features include the construction of a 1,400 SF greenhouse with a covered walkway, two outdoor pavilions, an open-air amphitheater, a new 10,255 SF garden display, improved site access, a new service yard, a tram stop, and upgraded infrastructure.

Langan is providing Land Use Planning services, including preparation of an Environmental Assessment Statement (EAS) for the improvement and expansion of the Edible Academy.

CEQR is required for discretionary approval of state funding from the Dormitory Authority of the State of New York. The EAS examined potential environmental effects related to land use, open space, shadows, and historic and cultural resources. The environmental review also involved completion of a Consistency Assessment Form to demonstrate consistency with New York City's Waterfront Revitalization Program.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)

LOCATION:

Roosevelt Island, New York

CLIENT:

New York Botanical Garden (NYBG)

ARCHITECT:

Cooper Robertson

PROJECT AWARDS:

- 2019 SARA NY Design Awards
- 2018 ENR New York Best Projects, Green Project Best Project

Water Street Corridor

Credit: Starr Whitehouse

Langan provided Land Use Planning services pursuant to City Environmental Quality Review (CEQR), including the preparation of an Environmental Assessment Statement (EAS), as part of an NYCEDC initiative to economically revitalize Privately Owned Public Spaces along and near the historic Water Street corridor in Lower Manhattan. The CEQR environmental review was required for discretionary approval of a text amendment to the New York City Zoning Resolution to facilitate the redevelopment of approximately 20 buildings for retail use, along with improvements to existing public plazas and pedestrian access.

The EAS evaluated potential impacts to archaeological resources and historic buildings, infrastructure, and transportation. In June 2016, the New York City Council voted to approve the text amendment.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)

LOCATION:

New York, New York

CLIENT:

New York City Economic Development Corporation (NYCEDC)

PROJECT HIGHLIGHT:

• Early outreach to the Landmarks Preservation Commission (LPC) regarding archaeological significance, specifically to determine potential impacts of the project on a nearby African burial ground.



NYCSCA seeks to redevelop an existing warehouse building to accommodate an approximately 14,200 GSF 75-seat 3-K facility in the Elmhurst neighborhood of Queens. The development requires a Mayoral Zoning Override to allow a school use in a C8-1 zoning district.

Langan prepared a draft Short Environmental Assessment Form with required graphics (site location map, zoning map, tax map, land use map, and aerial photograph) and a project description and analysis framework for NYCSCA review. Langan also prepared an archaeological disturbance memorandum, which was submitted for NYCSCA and State Historic Preservation Office (SHPO) review. SHPO concurred that the project would not have the potential to result in significant adverse impacts to architectural resources.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)

LOCATION:

Elmhurst, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• This project was the first of a series of environmental review documents prepared by Langan for proposed 3-K schools that serve students three years in age and support the NYC Department of Education's New Capacity Program (a Mayoral Administration priority).



tarlem River

NYCSCA 400 West 219th Street

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BROADWAY

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NYCSCA Is proposing a new public school in the Inwood Neighborhood of Manhattan, Community District 12. The proposed public school will have a capacity of 476 students ranging from pre-K to eighth grade. The site is located in an archeologically sensitive area and is within NYC's Coastal Zone Boundary. Discretionary actions for site acquisition include a Mayoral Zoning Override and NYCSCA capital funding.

Langan provided State Environmental Quality Review Act (SEQRA) services to support the construction of the new public school. The draft environmental assessment was prepared in accordance with SEQRA rules and the guidelines set forth in NYC's City Environmental Quality Review (CEQR) Technical Manual to assess the potential environmental impacts of the proposed actions. This included a land use, zoning, and public policy analysis; a Waterfront Revitalization Program consistency assessment; a Tier 3 shadows assessment; and a hazardous materials assessment.

Langan also prepared a Travel Demand Factors (TDF) memorandum for review and concurrence by NYCSCA and the New York City Department of Transportation (NYC DOT). Trip estimates, detailed vehicle, pedestrian, and transit trip assignments were also prepared to validate the intersections and pedestrian/transit elements selected for undertaking quantified analysis.

SERVICES:

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- Land Use Planning
- State Environmental Quality Review Act (SEQRA)
- Traffic Engineering

LOCATION:

New York, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan's work on this important project permitted the school's relocation to a Department of Education (DOE)-owned site, allowing operating efficiencies and a better allocation of resources overall, and streamling processes between the DOE and the SCA.

NYCSCA P.S. 85Q Annex

NYCSCA P.S. 85Q is a primary school located in Astoria, Queens at 23-35 29th Street and 23-70 31st Street. The New York City School Construction Authority (NYCSCA) is proposing to build an approximately 476-seat annex to P.S. 85Q to alleviate existing overcrowding at the school, respond to neighborhood growth, and address the NYC Department of Education's (DOE) policy to remove temporary classroom units (TCUs) and replace them with permanent school seats. P.S. 85Q currently operates at a utilization rate of 134 percent of its target capacity. The proposed 64,339 GSF annex would be built on the current running track and athletic field. This would provide an additional 476 seats at the campus.

Langan provided State Environmental Quality Review Act (SEQRA) services to support the construction of the P.S. Q85 Annex. The draft EAF and supplemental analyses were prepared in accordance with NYC Environmental Quality Review (CEQR) rules, and included a a Tier 3 shadows assessment, a preliminary assessment of historic and cultural resources, a preliminary urban design assessment, and a hazardous materials assessment. Historic resources were a key concern: In 1999, the school was eligible for listing on the State and National Register of Historic Places (S/NR) as a significant example of early twentieth century school architecture.

Langan also provided a Travel Demands Factor (TDF) memorandum that was submitted for review and concurrence by the NYCSCA and New York City Department of Transportation (NYCDOT). Additionally, Langan conducted a traffic assessment per CEQR guidelines during the AM (school arrival), and midafternoon PM (dismissal) peak hours as well as a traffic analysis to improve and mitigate traffic operations at impacted locations.

SERVICES:

- Land Use Planning
- State Environmental Quality Review Act (SEQRA)
- Traffic Engineering

LOCATION:

Astoria, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

 Special attention was paid to historic resources and New York State Historic Preservation (SHPO) coordination for this school project, in light of its eligibility for listing on the State and National Register of Historic Places (S/NR).



St /

NYCSCA 5202 3rd Avenue

New York City School Construction Authority (SCA) is converting the second of two floors of a warehouse building into a 15,792 GSF 3-K school, which will contain eight classrooms and serve approximately 120 students in Community School District (CSD) 15. The existing M1-2D zoning district does not allow schools, so a Mayoral Zoning Override was required for this project; as a result, the project required environmental review.

Langan provided State Environmental Quality Review Act (SEQRA) services to support the 3-K school. Langan prepared a draft Short Environmental Assessment Form along with a site location map, zoning map, tax map, land use map, aerial photograph, project description, and analysis framework for NYCSCA review. A draft environmental assessment in accordance with SEQRA and NYC's City Environmental Quality Review (CEQR) guidelines was also provided to assess the potential environmental impacts of the proposed action.

Langan also conducted a transportation screening analysis in accordance with the CEQR Technical Manual. This included a pedestrian safety assessment for the primary walking paths to and from the school, inventory pedestrian infrastructure, sidewalk appurtenances, traffic control devices, and signage. A conditions assessment of corners, sidewalks, crosswalks, and pavement markings were conducted to identify notable pedestrian safety issues, and to recommend safety improvement measures.

Langan addressed SCA's comments on a rolling basis, and prepared the required Negative Declaration and Determination of Non-Significance for review and sign-off by SCA.

SERVICES:

- Land Use Planning
- State Environmental Quality Review Act (SEQRA)

R6B

• Traffic Engineering

LOCATION:

Brooklyn, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan completed the environment review process within three months environmental review so that the school would be ready for a September 2022 opening.



The proposed 3-K school at 274 Atlantic Avenue is located in the Boerum Hill neighborhood of Brooklyn. The proposed 16,220 GSF school will be located on the first and second floors of the existing commercial building. The two floors will contain six classrooms serving up to 90 students in Community School District (CSD) 15.

Langan provided State Environmental Quality Review Act (SEQRA) services to support the 3-K school. Langan prepared a draft Short Environmental Assessment Form along with a site location map, zoning map, tax map, land use map, aerial photograph, project description, and analysis framework for NYCSCA review. A draft environmental assessment in accordance with SEQRA, and NYC's City Environmental Quality Review (CEQR) guidelines was also provided to assess the potential environmental impacts of the proposed action.

Langan also conducted a transportation screening analysis in accordance with the CEQR Technical Manual. This included a pedestrian safety assessment for the primary walking paths to and from the school, inventory pedestrian infrastructure, sidewalk appurtenances, traffic control devices, and signage. A conditions assessment of corners, sidewalks, crosswalks, and pavement markings were conducted to identify notable pedestrian safety issues, and to recommend safety improvement measures.

Langan addressed SCA's comments on a rolling basis, and prepared the required Negative Declaration and Determination of Non-Significance for review and sign-off by SCA.

PROJECT HIGHLIGHT:

 Langan helped to provide expedient environmental review services for this proposed 3-K center in Community School District 15, a district in downtown and central Brooklyn that currently experiences severe overcrowding.

SERVICES:

- Land Use Planning
- State Environmental Quality Review Act (SEQRA)
- Traffic Engineering

LOCATION:

Brooklyn, New York

CLIENT:

New York City School Construction Authority (NYCSCA)



nang Lees /

The Beach Channel Educational Campus is located along the Jamaica Bay in the Rockaway Park neighborhood of Queens at 100-00 Beach Channel Drive. The site contains a NYC Department of Education-operated school building, including athletic fields, tennis courts, basketball courts, handball courts, a boat ramp, and accessory parking.

Jamalea Bay

The site contained potentially hazardous conditions related to sinkholes formed by the deteriorating bulkhead and seawall. The condition of the Beach Channel Educational Campus seawall/ bulkhead was classified as "poor" due to the settlement of the stone revetment, the undermining of the concrete seawall, the failure of the steel sheet pile wall, and the failure of the pavement immediately south of the wall.

Langan provided State Environmental Quality Review Act (SEQRA) services to support much-needed seawall and bulkhead repairs. Langan prepared a draft Type II Memorandum describing the proposed project and how it met Type II action criteria. The memorandum also included NYC Waterfront Revitalization Program (WRP) and Jamaica Bay Watershed assessments.

SERVICES:

- Land Use Planning
- State Environmental Quality Review Act (SEQRA)

Beach Channel Educational Campus

LOCATION:

Rockaway Park, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan's expertise in completing Waterfront Revitalization Program (WRP) consistency assessments helped to achieve expedient sign-off from the NYC Department of City Planning (DCP).

NYCSCA 1 Virginia Avenue

After sitting vacant for more than five years, the site of the historic former St. Mary's School building in Staten Island's Rosebank neighborhood is now active once again with a new proposed school development. The SCA's 252-seat early childhood center (Parcel B), as well as their acquisition of an existing parking lot across the street (Parcel C), will serve pre-K through second grade students and accommodate a parking lot for 71 vehicles.

Though the existing three-story building on Parcel B is an eligible State and National Register (S/NR) historic resource within the St. Mary's R.C. Church, Rectory and School S/NR-eligible historic district, it will be demolished and replaced with the new threestory early childhood center and 8,500-SF play yard. The property is also in an archaeologically sensitive area as defined by the New York State Historic Preservation Office (SHPO).

NYCSCA retained Langan to provide State Environmental Quality Review Act (SEQRA) services and to prepare a draft Full Environmental Assessment Form for NYCSCA and SHPO review. Langan's team prepared a detailed assessment of direct effects on historic and cultural resources as well as other assessments such as land use, zoning, and public policy; noise; traffic; and air quality.

SERVICES:

- Land Use Planning
- State Environmental Quality Review Act (SEQRA)

LOCATION:

Staten Island, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan prepared an Alternatives Analysis for the New York State Historic Preservation Office (SHPO) that assessed multiple options for the reuse and redevelopment of the site.

Wingate by Wyndham Hotel

Queensbridge North

17 1 70

NYCSCA 11-11 40th Avenue

New York City School Construction Authority (SCA) is converting an existing vacant office building into a 3-K school that will contain seven classrooms and serve 105 students in Community School District (CSD) 30. The 15,000 GSF school will be located on the first floor and basement of the building, and will include a 1,070SF exercise room.

NYCSCA retained Langan to provide State Environmental Quality Review Act (SEQRA) services. A Mayoral Zoning Override is required because the existing zoning district does not allow Use Group 3 community facilities (such as schools).

Langan prepared a draft Short Environmental Assessment Form along with the required graphics (site location map, zoning map, tax map, land use map, and aerial photograph), and a project description and analysis framework for NYCSCA review.

A draft environmental assessment in accordance with SEQRA and NYC's City Environmental Quality Review (CEQR) guidelines was also provided to assess the potential environmental impacts of the proposed action.

SERVICES:

- Land Use Planning
- Traffic Engineering

LOCATION:

Long Island City, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan's traffic engineers completed a pedestrian safety assessment for NYC Department of Transportation (NYC DOT) review to ensure efficient coordination between NYCSCA and DOT.

NYCSCA PS/IS K206

Langan prepared a City Environmental Quality Review Act (CEQR) Environmental Assessment Statement (EAS) for a 57,044 GSF addition to PS 206K in Sheepshead Bay, Brooklyn. This addition would provide approximately 517 new school seats for pre-kindergarten through eighth grade in Community School District 22. The new addition would also provide accessibility infrastructure to develop an ADA-compliant school addition. A mayoral zoning override was required for underlying density, yard, lot coverage, and setback requirements to allow the development of the new addition to PS 206K. Langan's land use planning group prepared a CEQR EAS to support the mayoral zoning override. The EAS focused on several technical areas, including historic resources, hazardous materials, land use, zoning, and public policy.

Our transportation engineers assessed the potential for pedestrian and vehicle trips that would be generated by the project and have the potential to result in a significant adverse impact on the surrounding transportation network. Langan's transportation team also coordinated a review with the Department of Transportation.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Transportation Engineering

LOCATION:

Brooklyn, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan provided expedient environmental review services to develop a new addition to PS/IS K206, which is currently experiencing overcrowding.



Langan prepared a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) for a 30,000 GSF, two-story building to be renovated by the NYC School Construction Authority (SCA) for a pre-kindergarten (3-K) facility with 13 classrooms, two indoor exercise rooms, and support space. This new 3-K building would provide 195 school seats for eligible three-year-olds in Community School District 24.

A mayoral zoning override was required to waive the underlying use requirement for a school in an M1-4 zoning district. Langan's Land Use Planning group prepared a The State Environmental Quality Review Act (SEQRA) EAS that followed the CEQR standard to support the mayoral zoning override. The EAS focused on several technical areas, including hazardous materials, transportation, and air quality.

Our transportation engineers assessed potential pedestrian and vehicle trips generated by the project which could result in a significant adverse impact on the surrounding transportation network. A detailed pedestrian analysis confirmed that the project would not result in significant adverse impacts and would not require mitigation measures to be implemented by the SCA. Langan's transportation team coordinated a review with the NYC Department of Transportation (DOT) for this analysis.

SERVICES:

- Land Use Planning
- Transportation Planning

LOCATION:

Queens, New York

CLIENT:

New York City School Construction Authority (NYCSCA)

PROJECT HIGHLIGHT:

• Langan provided expedient environmental review services for the lease and renovation of an existing building for use as a 3-K facility.

714 East 241st Street

Credit: Aufgang Architects

Langan is providing City Environmental Quality Review (CEQR) and ULURP services in connection with a proposed rezoning to facilitate construction of a nine-story, approximately 189,033 GSF residential building in the Wakefield neighborhood of the Bronx. The proposed development includes approximately 144,633 GSF of residential use, of which 25 percent would be allocated as affordable, as well as ground floor retail space and below-grade parking. The action would rezone an entire city block from an existing M1-1 to an R7D with a C2-4 commercial overlay.

The client is also requesting a zoning text amendment to designate the subject property as a Mandatory Inclusionary Housing area and a Transit Zone boundary modification pursuant to the Zoning for Quality and Affordability zoning provision. These proposed zoning map and text amendments are discretionary actions subject to CEQR and ULURP processes.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Uniform Land Use Review Procedure (ULURP)

LOCATION:

Bronx, New York

CLIENT:

Enclave Equities, LLC

PROJECT HIGHLIGHT:

• A part of the work supports the zoning text amendment to designate the subject property as a Mandatory Inclusionary Housing area and a Transit Zone boundary modification pursuant to the Zoning for Quality and Affordability zoning provision.

Sutter Crossing (Remeeder Houses)

Credit: Urban Quotient

Situated near the edge of the East New York Industrial Business Zone, Sutter Crossing will introduce approximately 140 new dwelling units, 13,000 SF of retail, and 2,000 SF of community facility space across two new buildings in the East New York neighborhood of Brooklyn. All residential units would be affordable to low-income households. The site had two development pads available for infill development, but was constrained by an existing large-scale residential development comprising two lots owned by Omni New York, and two sites under control of the New York City Housing Authority.

To unlock the potential of the site, a rezoning was needed to increase the zoning capacity of the site, and a modification to the existing large-scale residential development plan was needed to remove two New York City Housing Authority lots from the large-scale plan. Two zoning special permits were needed across the Omni New York's two sites to waive height, allow transfer of development capacity across zoning lots, and to waive required parking.

Langan's Land Use Planning team prepared the Environmental Assessment Statement and assisted to identify the required zoning actions. Concurrently, Langan's Environmental Engineering team successfully enrolled the site in the Brownfield Cleanup Program, providing a substantial financial benefit to the affordable housing project.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Engineering

LOCATION:

East New York, New York

CLIENT:

Omni New York

ARCHITECT:

Urban Quotient

- Identified complex land use actions needed to allow two buildings with a fully affordable residential component.
- Enrolled the site successfully in the Brownfield Cleanup Program.

A stand 311 Marcus Garvey Boulevard

281 and 311 Marcus Garvey Boulevard will bring two new buildings comprising residential, commercial, community facility spaces. The project would also include targeted open space improvements, including new privately owned and public open spaces. The two buildings would provide more than 150 dwelling units, all of which would be affordable to low-income households. The two new buildings would be constructed in an area formerly occupied by a one-story commercial building, and a two-story building containing a boxing gym and daycare. The existing boxing gym and daycare will be given preference to occupy the new commercial and community facility spaces.

Langan's Land Use Planning team identified the required land use actions, which included a rezoning, a zoning text amendment, and zoning special permits to waive building heights and to waive parking requirements, and prepared the Environmental Assessment Statement. Langan's Environmental Engineering team is assisting Omni New York to enroll in the Brownfield Cleanup Program, which provides tax incentives to complete remediation activities on contaminated sites.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Engineering

LOCATION:

Brooklyn, New York

CLIENTS:

Omni New York

ARCHITECT:

Magnusson Architecture & Planning (MAP)

- Completed CEQR EAS to support rezoning, zoning text amendment, and zoning special permits.
- Completed a detailed capacity analysis of publicly funded daycare in the Bedford-Stuyvesant neighborhood.



Located midblock along Coyle Street between Avenue U and Avenue V in Sheepshead Bay, the 2134 Coyle Street Rezoning will enable redevelopment of former industrial site into a mixed-use residential and commercial building. The site would retain and construct a building above an existing one-story retail building. The project would include approximately 150 dwelling units, 20,000 SF of new retail space, and nearly 200 parking spaces in a five-story building. At least 20 percent of the residential units would be permanently affordable.

Langan's Land Use Planning team prepared the Environmental Assessment Statement to support a rezoning and a zoning text amendment. In addition to 2134 Coyle Street, the project rezoned an adjacent site. The environmental review considered the effects of this additional site being redeveloped if rezoned concurrently with 2134 Coyle Street. To understand the development capacity of this adjacent site, Langan developed a conceptual massing, floor area program, and site plan. These items fed into the Environmental Assessment Statement, and helped to significantly streamline the environmental review process for the rezoning.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Engineering

LOCATION:

Brooklyn, New York

CLIENTS:

Coyle Properties LLC

ARCHITECT:

BDF Design

- Analyzed development capacity and developed a conceptual site plan for a site included in the rezoning.
- Completed a Waterfront Revitalization Program consistency assessment outlining the site's potential to be in a future flood zone.
- Completed a sewer capacity analysis.

1460-1480 Sheridan Boulevard Rezoning

The 1460-1480 Sheridan Boulevard Rezoning project is a fully-affordable mixed-use development along the Bronx River waterfront that includes shore public walkways, upland connections and visual corridors, and supplemental public access areas with connections to Starlight Park.

Langan provided multi-discipline services to support this development. Langan's Land Use Planning group prepared a City Environmental Quality Review (CEQR) Environmental Impact Statement (EIS) with all 23 technical chapters (except noise) completed in-house, including detailed analyses for air quality (stationary, industrial, mobile), transportation, natural resources, and urban design. Several significant adverse impacts were avoided through detailed analyses of natural resources, transportation, and construction-related activities. The land use planning, transportation planning, and natural resources groups collaborated on these technical areas to ensure that the project would avoid opposition during the public review process. Technical analyses of these areas required working under tight deadlines to ensure the project met its specific timeline goals through the Uniform Land Use Review Process (ULURP).

With the rezoning, three new residential buildings will be developed with 970 units of fully affordable housing on about 3.5 acres. There will also be ground floor commercial, public open space, and a shore public walkway.

The team also coordinated waterfront permitting with the New York State Department of Environmental Conservation (NYSDEC) and US Army Corps of Engineers (USACE).

SERVICES:

- Land Use Planning
- Transportation Planning
- Waterfront Permitting
- Site/Civil Engineering
- Natural Resources

LOCATION:

Bronx, New York

CLIENT:

Simone Development Companies

ARCHITECT:

Newman Architects

LANDSCAPE ARCHITECT:

DirtWorks Landscape Architecture

- Conducted an Environmental Impact Statement (EIS) to identify any potential impacts and received a negative declaration from New York City Department of City Planning (DCP).
- Prepared a Joint Permit Application (JPA) to the Department of Environmental Conservation (DEC) and United States Army Corps of Engineers (USACE).

606 Neptune Avenue

Langan prepared a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) to facilitate the legalization of an existing eating and drinking establishment containing an accessory drive-through facility (McDonald's) at 606 Neptune Avenue in Coney Island, Brooklyn. The proposed project replaced the C1-2 commercial overlay with a C2-4 commercial overlay.

The project site was a 35,700 SF zoning lot at 606 Neptune Avenue and contained a one-story McDonald's restaurant with an accessory drive-through facility, parking lot, and outdoor eating areas. The project site was also within the Special Ocean Parkway District, where special permits for accessory drive-through facilities were unavailable.

A zoning map amendment and a minor modification to a restrictive declaration would legalize the existing restaurant. Langan's land use planning group prepared a CEQR EAS to support the zoning map amendment and modification to a restrictive declaration. The EAS focused on several technical areas, including urban design and visual resources and land use, zoning, and public policy.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)

LOCATION:

Brooklyn, New York

CLIENTS:

Pryor Cashman LLP

PROJECT HIGHLIGHT:

• Conducted an assessment of land use, public policy, and zoning to identify the changes in zoning and land use at the Project Site since it received a restrictive declaration in 1975.

Staten Island Ferry Terminal

Google Earth 🧼

Battery Maritime Building Ferry Terminal Lighting

The Battery Maritime Building Ferry Terminal Lighting Project is a proposed project to update the lighting in Slip 7 of the Battery Maritime Building. Lighting in the building is outdated and requires updates. The client sought funding through both federal and local sources, which required a Design Approval Document (DAD) in coordination with the New York State Department of Transportation, the US Department of Transportation, and the Federal Highway Administration. Langan's Land Use Planning team prepared the DAD, which required database research and consultation with local and state agencies.

Langan provided Land Use Planning services for a Federal Environmental Approval Worksheet; Social, Economic, and Environmental Resources Checklist; Coastal Management Program Federal Consistency Assessment Form; and consultation with the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper.

SERVICES:

obby

Slip

- Land Use Planning
- o Design Approval Document (DAD)

Battery Maritime Building

LOCATION:

New York, New York

CLIENT:

Trust for Governors Island

ARCHITECT:

Marvel Architects

PROJECT HIGHLIGHT:

• Langan provided expedient services to provide the Trust for Governors Island with a Design Approval Document after various project changes and multiple levels of agency consultation.

Wakefield Grace United Methodist Church

The Wakefield Grace United Methodist Church project is a proposed mixed-use development, which will include affordable housing for seniors and a new house of worship for the Wakefield Grace United Methodist Church. The project is being developed consistent with existing zoning; however, the project required discretionary funding through the NYC Department of Housing Preservation (HPD) Senior Affordable Rental Apartments (SARA) program and US Department of Housing and Urban Development (HUD) Section 8 Housing Assistance.

Langan provided multi-discipline services to support this development. Langan's Land Use Planning group prepared a Environmental Assessment Statement (EAS) pursuant to City Environmental Quality Review (CEQR). Based on the discretionary actions listed above, which included an analysis of land use and zoning, hazardous materials, air quality, and noise. In support of the Section 8 assistance from HUD, Langan prepared the environmental assessment to meet the requirements of the National Environmental Planning Act.

Langan's environmental engineers conducted a Phase I ESA, completed an environmental investigation, and developed a Remedial Action Plan and Construction Health and Safety Plan.

Our environmental engineering team also conducted a hazardous materials assessment consisting of a site visit, findings report, and laboratory analysis.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Hazardous Materials Assessment
- Environmental Engineering

LOCATION:

Bronx, New York

CLIENT:

Wakefield Grace United Methodist Church, LLC c/o The Finch Group

ARCHITECT:

Marin Architects

- Conducted an EAS with various project changes and coordinated with the Landmarks Preservation Commission on potential historic preservation issues.
- Completed CEQR and National Environmental Policy Act (NEPA) in support of affordable housing financing.
- Provided integrated services between land use planning and environmental engineering.

Brooklyn Bowtie Site

Langan prepared a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) for a 38 FT wide curb cut along Dekalb Avenue in the Fulton Mall Subdistrict of the Special Downtown Brooklyn District. The developer intended to build an as-of-right mixed-use residential and commercial building on the site; however, a zoning authorization to allow the curb cut was required due to strict zoning requirements within the Fulton Mall Subdistrict. This curb cut would provide access to up to two accessory loading berths near the applicant's site.

Langan's Land Use Planning group prepared a CEQR EAS to support the zoning authorization. The EAS focused on several technical areas, including historic resources and land use, zoning, and public policy.

Langan's transportation engineers assessed the potential for truck trips that would be generated by the project and have the potential to result in a significant adverse impact on the surrounding transportation network. Langan's transportation team coordinated a review with the Department of Transportation (DOT).

Langan's surveying team also performed a survey field investigation for this project.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Environmental Assessment Statement (EAS)
- Transportation Planning
- Survey

LOCATION:

Brooklyn, New York

CLIENT: WG Bowtie, LLC

ARCHITECT: Beyer Blinder Belle

PROJECT HIGHLIGHT:

• Conducted an assessment of historic resources near the applicant's site and coordinated an extensive review with the Landmarks Preservation Commission (LPC).



The Park 127 project is a proposed mixed-use development, including two buildings with ground-floor commercial uses below affordable housing units. The proposed development would transform an underutilized parking lot to residential and commercial space one block from the Harlem-125th Street MetroNorth Station. The Land Use Planning team collaborated with the development team to create several unique designs to avoid environmental impacts. The finalized design consisted of a two-building development bisected by East 27th Street, a demapped street that is now a utility easement.

Langan's environmental engineers conducted a Phase I Environmental Site Assessment (EAS), Phase II Environmental Site Investigation, Spill Report Memo, and supported the client through the Brownfield Cleanup Program Application.

Langan provided multi-discipline services to support this development. Langan's land use planning group prepared a City Environmental Quality Review (CEQR) EAS to support a zoning map amendment, modification of the large-scale residential development, disposition of city-owned property, an amendment to the Harlem-East Harlem Urban Renewal Plan, and discretionary financing. The land use planning team also coordinated with a sub-consultant to provide archeological services, including Phase IA and Phase IB investigation. Langan worked under tight deadlines with multiple program changes throughout the project's timeline.

SERVICES:

- Land Use Planning
- City Environmental Quality Review (CEQR)
- Geotechnical Engineering
- Environmental Engineering
- Site/Civil Engineering

LOCATION:

New York, New York

CLIENT:

Carter Ledyard & Milburn

ARCHITECT:

Curtis and Ginsberg

PROJECT HIGHLIGHT:

 Conducted an Environmental Assessment Statement (EAS) with various design changes to mitigate any environmental impacts and coordinated with multiple city agencies.

KEY PERSONNEL RESUMES



RACHEL BELSKY AICP

Associate Land Use Planning

Education

- M.S., Historic Preservation Columbia University
- B.A., Art History Binghamton University

Professional Registration

• American Institute of Certified Planners (AICP)

Affiliations

- American Council of Engineering Companies (ACEC), EDC Committee Chair
- Professional Women in Construction, MWBE Committee
- Women Builders Council
- New York Building Congress
- NYC Builds Bio+
- Preservation Alumni

Ms. Belsky is a land use planner with 25 years of experience in environmental impact analysis, historic preservation planning, public reviews, and agency coordination. Throughout her career, Rachel has worked in the public, private, and non-profit sectors, overseeing City Environmental Quality Review (CEQR) for several large-scale developments throughout New York City. Her professional achievements span multiple industries, from securing land use and zoning approvals for New York University's 1.5 million SF expansion in Greenwich Village to managing environmental impact analyses and reviews for the Coney Island Rezoning and East 125th Street Development projects.

Ms. Belsky manages client services related to federal, state and city environmental reviews (NEPA, SEQRA, and CEQR), and Uniform Land Use Review Procedure (ULURP) applications.

- NYCEDC Land Use Planning On-Call, Various Locations, New York, NY
- NYCSCA On-Call, Various Locations, New York, NY
- NYCEDC Manhattan Greenway Harlem River, New York, NY
- Special Flushing Waterfront District, Flushing, NY
- Harlem Meer Pool and Rink, New York, NY
- Bronx Point NEPA, Bronx, NY
- Halletts Point, Astoria, NY
- 42-11 9th Street, Long Island City, NY
- 25-01 Queens Plaza North, Queens, NY
- Beach 21st Street, Far Rockaway, NY
- Edgecombe Avenue Rezoning, Harlem, NY
- Ellington Circle Rezoning, New York, NY

- NYCHA Twin Parks Terrace, Bronx, NY
- Remeeder Housing, Brooklyn, NY
- Coney Island Rezoning, Brooklyn, NY*
- 1460-1480 Sheridan Boulevard, Bronx, NY
- Seaview Senior Housing, Staten Island, NY*
- Bleecker Street Landscape, New York, NY*
- NYU Planning Services, New York, NY
- NYCSCA 1 Virginia Avenue, Staten Island, NY
- 266 West 96th Street, New York, NY
- 69-02 Queens Boulevard, Flushing, NY
- East 125th Street Rezoning, New York, NY*
- * Projects represent experience with a previous firm



MAX STEMBER-YOUNG AICP

Senior Project Manager Land Use Planning

Education

- Master of Urban Development and Design University of New South Wales, Sydney, Australia
- B.A., Planning and Public Policy Rutgers University

Professional Registration

• American Institute of Certified Planners (AICP)

Affiliations

• American Planning Association

Mr. Stember-Young is an environmental planner with 10 years of experience in land use planning, environmental assessment, and urban design. He previously worked as a project manager for the NYC Department of City Planning in the Staten Island borough office. He has prepared CEQR reports for rezonings and other discretionary land use actions through the City Planning Commission and NYC Board of Standards and Appeals. He also has experience in the preparation and technical review of ULURP applications. Mr. Stember-Young was named one of the Top Young Professionals of 2021 by Commercial Observer.

- NYC Department of City Planning 2020 On-Call, New York, NY
- Flushing Waterfront Rezoning, Flushing, NY
- 25-01 Queens Plaza North, Long Island, NY
- 42-11 9th Street, Long Island City, NY
- River North (Liberty Towers), Staten Island, NY
- Coyle Street Rezoning, Brooklyn NY
- Remeeder Housing, Brooklyn, NY
- East River Fifties Zoning Text Amendment, New York, NY*
- 1607 Surf Avenue, Brooklyn, NY
- Marcus Garvey Rezoning, Brooklyn, NY
- Bay Street Corridor Rezoning, Staten Island, NY*
- Greater East Midtown Rezoning, New York, NY*
- New York Aquarium, Brooklyn, NY
- MTA North Shore Bus Rapid Transit, Staten Island, NY*

- Buckeye Terminal, Brooklyn, NY
- Newcastle Light Rail, Newcastle, Australia*
- Lighthouse Point, Staten Island, NY*
- 475 Bay Street, Staten Island, NY
- NYCSCA 3761 10th Avenue, New York, NY
- NYCSCA 5202 3rd Avenue, Brooklyn, NY
- NYCSCA 1 Virginia Avenue, Staten Island, NY
- NYCSCA PS 85Q, Astoria, NY
- South Nassau Communities Hospitals, Nassau County, NY*
- 311 West 42nd Street, New York, NY
- 425 Grand Concourse, Bronx, NY*
- 419 Broadway, New York, NY*
- 110 East 16th Street, New York, NY*
- Tower Fifth Midtown Manhattan, NY*
- * Projects represent experience with a previous firm



TAYLOR HUIZENGA AICP, CFM

Environmental Planner Land Use Planning

Education

- MRCP, Regional and City Planning University of Oklahoma
- B.S., Environmental Sustainability University of Oklahoma

Professional Registration

- Certified Floodplain Manager (ASFPM)
- American Planning Association (AICP)
- 10-Hour OSHA Construction Safety & Health
- SWIPP

Ms. Huizenga is an environmental planner with over two years of experience. She is responsible for projects related to CEQR, SEQRA, and NEPA in the Land Use Planning division. She specializes in Federal grant regulation related to environmental review and previously authored the Community Development Block Grant - Disaster Recovery Action Plan for the US Department of Housing and Urban Development in support of the State of Oklahoma. At Langan, she has authored complex technical chapters for CEQR EISs and EASs in support of projects throughout New York City.

- NYCEDC Manhattan Greenway Harlem River, New York, NY
- 1460-1480 Sheridan Expressway Rezoning, Bronx, NY
- Remeeder Housing Rezoning, Brooklyn, NY
- Marcus Garvey Rezoning, Brooklyn, NY
- Governors Island Battery Maritime Building Lighting Plan, Governors Island, NY
- NYCSCA 1 Virginia Avenue, Staten Island, NY
- NYCSCA 47-09 36th Street Pre-K, Long Island City, NY
- NYCSCA PS 206K, Brooklyn, NY
- Enclave on 241st Street, Bronx, NY
- 529 Midland Ave HRSA Support / GBCA, Garfield, NJ
- Noguchi Museum, Queens, NY



ADNAN PASHA PE

Senior Associate Traffic Engineering and Transportation Planning

Education

- M.B.A., Finance, Executive Program Rutgers Business School
- Certificate, Business Project Management New York University
- M.S., Transportation Engineering and Planning New Jersey Institute of Technology
- B.E., Civil Engineering NED Engineering University

Professional Registration

• Professional Engineer (PE) in CT

Affiliations

- Urban Land Institute Mixed-Use Council
- American Society of Civil Engineers
- Institute of Transportation Engineers
- Transportation and Development Institute of ASCE, Charter Member

Mr. Pasha is a traffic engineer and environmental planning consultant with experience throughout the New York Metropolitan area. He has extensive knowledge in the fields of transportation studies, traffic circulation studies, construction traffic plans, pedestrian assessments, transit studies, real estate development, finance, regulatory permitting, and project management. Mr. Pasha has directed complex transportation studies in support of major master planning, rezoning and development projects, and has assisted clients in obtaining regulatory agency approvals related to the National Environmental Policy Act (NEPA), New York State Environmental Quality Review Act (SEQRA), and New York City Environmental Quality Review (CEQR).

Mr. Pasha's project management experience spans a wide range of market sectors, and he has worked with public, private, and institutional clients. His portfolio of public sector clients include the New York City School Construction Authority, Dormitory Authority of the State of New York, New York City Economic Development Corporation, New York City Department of Design and Construction, Hudson River Park Trust, New York City Department of Transportation, New York City Department of Parks and Recreation, and Metropolitan Transportation Authority/New York City Transit. Mr. Pasha has also directed transportation projects for numerous private sector clients, including major developers and Fortune 500 companies.

- NYCEDC On-Call Planning, Environmental, and Traffic Engineering Services, Various Locations, New York, NY
- Flushing Waterfront Rezoning, Flushing, NY
- Sunset Park Waterfront Study, Traffic Services, Brooklyn, NY
- Bronx Point, Bronx, NY
- 42-11 9th Street, Long Island City, NY
- Halletts Point Residential and Retail Development, Construction Traffic Services, Building 1, Astoria, NY

- NYCDOT Traffic and Pedestrian Design Improvements Services, Various Projects and Locations, New York, NY
- NYCDDC On-Call Environmental and Engineering Term Contract, Traffic and Pedestrian Design Services, New York, NY
- Battery Park City, Streets Mapping Amendment, Due Diligence, New York, NY
- NYCDDC DSNY Staten Island District 1/3 Garage, Construction Traffic Plans and Permitting Services, Kew Gardens, NY



BRIAN WEINBERG PE, LEED AP

Senior Project Manager Transportation Engineering

Education

• B.S., Civil Engineering (Transportation Concentration) Cornell University

Professional Registration

- Professional Engineer (PE) in NY
- LEED Accredited Professional (LEED AP)

Affiliations

- Institute of Transportation Engineers
- Young Professionals in Transportation

Mr. Weinberg is a transportation engineer with 19 years of experience in a wide range of planning and engineering projects. He has managerial experience in some of the New York region's most high-profile projects. Mr. Weinberg's expertise in a specialized skill-set and knowledge base allows him to create innovative solutions, including the development of automation techniques that verifiably reduce project bid costs by eliminating redundant efforts. He is proficient with numerous modeling and analysis software packages, including HCS, Synchro, and SimTraffic.

- Route 9A/West Side Highway Redevelopment, New York, NY
- NYCEDC Manhattan Greenway Harlem River, New York, NY
- Flushing Waterfront Rezoning, Flushing, NY
- Bronx Point, Bronx, NY
- Battery Park City Site 23/24, Pedestrian Study, New York, NY
- Hastings-on-Hudson, SEQR Review, Hastings-on-Hudson, NY
- Ferry Point Waterfront Park, Bronx, NY
- FDR Four Freedoms Plaza, Phase 1 Developments, New York, NY
- Roosevelt Island Southpoint Park SEQRA EAF, New York, NY
- Rockaway Park Bulkhead Rehabilitation, Belle Harbor, NY
- Pier 40, New York, NY
- Hudson River Park, Pier 57, New York, NY
- Fordham Transit Plaza Reconstruction, Bronx, NY

- St. George Waterfront RFEI, Staten Island, NY
- Queens Plaza Bike and Pedestrian Improvement Project, Long Island City, NY
- Jackson Avenue Streetscape and Citigroup Traffic Study, Long Island City, NY
- Triborough Bridge and Tunnel Toll Rate Impact Studies, New York, NY
- LeFrak City Master Plan, Elmhurst, NY
- NYPD Parking Lot Relocation, New York, NY
- Atlantic Yards, Subway Station Egress Analysis, Brooklyn, NY
- Port Authority Bus Terminal Pedestrian Study, New York, NY
- NYCDEP Bureau of Wastewater Treatment Compliance Projects, Queens, NY
- NYCEDC Willoughby Square, Brooklyn, NY
- NYCEDC Intro 573 Carriage Legislation, New York, NY



Education

• B.S., Environmental Systems Engineering Pennsylvania State University

Professional Registration

- Professional Engineer (PE) in PA
- OSHA 40-hour HAZWOPER
- Lakes Environmental AERMOD Training

STEPHANIE DUFFIELD PE

Senior Staff Engineer Air Quality / Environmental Engineering

Ms. Friel is a Professional Engineer (PE) with diversified experience in environmental compliance and permitting. She has been involved in a variety of projects including multi-media compliance plans, air permitting, stormwater/wastewater permitting, contingency plans, and emission calculations and reporting. Her air quality experience also includes air quality dispersion modeling using U.S. EPA AERSCREEN or AERMOD. Many projects Ms. Friel has worked on also include extensive regulatory research and interpretation. Ms. Friel has developed several site-specific multi-media compliance plans, which include reporting and recordkeeping forms.

In 2022, Ms. Friel was named one of Professional Women in Construction's 20 Under 40 Outstanding Women in Construction.

- Bronx Point, Air Quality Dispersion Modeling of a Mixed-use Building, New York, NY
- 42-11 9th Street, Air Quality Dispersion Modeling, Long Island City, NY
- Transicoil, LLC PPC Plan, No Exposure Certification, Air Permitting and Compliance for Waste Reporting, Collegeville, PA
- Altice USA Air Permitting and Applicability Assessments for Emergency Generators, Multiple Locations, NJ
- New York University Tank Registration and Compliance, New York, NY
- Equitrans Midstream Compressor Station Air Permitting, Various Sites, PA
- Lauderdale Marine Center, Multi-media Comprehensive Environmental Audit for a Yacht Repair Facility, Fort Lauderdale, FL

- Confidential Pharmaceutical Manufacturing Facility, Phase I and Phase II Services which included a Multimedia Compliance Review, Queens, NY
- Walter R. Earle Air Quality Permitting, Stormwater Permitting, Compliance Plans, and Emission Reporting, Morrisville, PA
- Philadelphia Eagles ongoing Air Quality Compliance Recordkeeping and Reporting, Philadelphia, PA
- Latrobe Specialty Metals Compliance Audit and Wastewater Permitting and Sampling, Latrobe, PA
- American Airlines Comprehensive Waste Regulatory Compliance Audit, Chicago, IL
- Antero Resources NPDES Permitting and Compliance Plans, Various Locations, WV



CHRISTOPHER NOONE EIT

Staff Engineer Environmental

Education

• B.S., Environmental Systems Engineering Pennsylvania State University, 2017

Professional Registration

- Environmental Engineer in Training (EIT)
- LEED Green Associate
- US EPA Method 9 Visible Emission Evaluation
- HAZWOPER 40-Hour Certification
- Safeland USA 8-Hour Training

Mr. Noone has three years of environmental compliance consulting experience involving environmental reporting, permitting, and compliance auditing. He has worked in areas involving air, water, and waste compliance and has a strong background assisting clients in New Jersey and Pennsylvania. Chris has experience working on local, state, and federal levels. He has assisted clients in manufacturing, graphic arts, educational institutions, pharmaceuticals, hospitals, data centers, and liquid terminals.

Mr. Noone's current responsibilities include preparing air permits, emissions calculations, compliance evaluations and site audits, SPCC plans, and assisting with regulatory compliance determinations.

- NYU SPCC and PBS Support FY19, New York, NY
- Project Galaxy Construction, New York, NY
- Confidential Client Ambient Air Quality Monitoring, New York, NY
- Confidential Client SPCC, Air Permitting, and Tier II Reporting, Northeastern, NJ
- Environmental Tactical Support (Merck), Lansdale, PA
- Lycoming Air Emissions Tool Development, Lycoming, PA
- Lycoming Engines Air Emissions Tracking, Lycoming, PA
- SIG 401 City Ave Data Center SPCC, Bala Cynwyd, PA
- Transicoil Environ. Compli. Serv FY19-20, Collegeville, PA
- Triple Five American Dream, East Rutherford, NJ
- Verizon, LLC SPCC and Air Permitting, Southeastern, PA
- Century Therapeutics EH&S Onsite Support, Philadelphia, PA



• B.S., Environmental Science

Muhlenberg College

Professional Registration

• Professional Wetland Scientist

• LEED Accredited Professional

Society of Wetland Scientists

Environmental Professionals

Education

(PWS)

(LEED AP)

Affiliations

(SWEP)

Society of Women

KELLY MCCORMICK PWS, LEED AP

Associate

Natural Resources Permitting & Wetland Delineation

Ms. McCormick has 24 years of experience in natural resource and land use consulting services in both the private and public sectors. While at Langan, her work has included overall project management as well as various focused land use consulting services, including conducting numerous wetland site investigations and delineations, completing extensive natural resource due diligence reviews, preparing federal and state wetland, coastal, and floodplain permit applications, and conducting wetland mitigation monitoring studies in New Jersey, Pennsylvania, New York, Connecticut, and Delaware. Ms. McCormick has also been involved in the coordination and preparation of environmental assessments/impact statements for the federal NEPA process, State wetland and coastal permit programs and municipal zoning requirements.

- Bayonne Logistics Center, Bayonne, NJ
- Goya Foods Headquarters, Jersey City, NJ
- Rockefeller Group Foreign Trade Zone/ Meadowlands, Jersey City, NJ
- 770 House / 7th And Jackson Resiliency Park, Hoboken, NJ
- Grand Adams, Hoboken, NJ
- Hoboken Waterfront Hotel, Hoboken, NJ
- Jefferson Redevelopment, Hoboken, NJ
- Southwest Park, Hoboken, NJ
- 110 First Street, Jersey City, NJ
- Academy Bus, Jersey City, NJ
- County Road, Jersey City, NJ
- Hudson Mall, Jersey City, NJ
- Hudson River Waterfront Walkway & Public Park, Jersey City, NJ
- Liberty Science Center, Jersey City, NJ
- New Jersey City University West Campus, Jersey City, NJ
- NRS, Jersey City, NJ
- Cape Liberty Cruise Port, Bayonne, NJ

- New Hook Road, Bayonne, NJ
- American Dream Meadowlands, East Rutherford, NJ
- Canoe Brook Country Club, Summit, NJ
- East Rutherford Retail Development, East Rutherford, NJ
- Equinix NY4-6, Secaucus, NJ
- Harrison Redevelopment, Harrison, NJ
- New Bay City Redevelopment, Elizabeth, NJ
- Newark Riverfront Park Phase A, Newark, NJ
- Kearny Point, Kearny, NJ
- Canal Dock, New Haven, CT
- Treasure Island, Mahwah, NJ



SEAN F. MORONSKI PP, AICP

Senior Project Manager Planning, Environmental Assessments and Impact Statements

Education

- M.S., Urban Planning Tulane University
- B.S., Management Tulane University

Professional Registration

- Professional Planner (PP) in NJ
- American Institute of Certified Planners (AICP)
- 40 Hour HAZWOPER
- 8 Hour HAZWOPPER

Affiliations

- American Planning Association – NJ Chapter
- New Jersey Planning Officials

Mr. Moronski has over 26 years of experience with private and public clients in project management of planning consulting services. Specific consulting services include preparing master plans, environmental impact statements, redevelopment investigations and plans, housing plans, fiscal and socio-economic impact reports, wireless telecommunications site services, and public testimony presentations for variance and site plan development applications. He has been qualified as a professional planning expert before planning and zoning boards in over 100 municipalities throughout New Jersey, New York, and Pennsylvania. Previously, Mr. Moronski has served as a consultant for several New Jersey municipalities.

Selected Projects

- Bluewater Industrial Partners LLC, Montgomery Town, NY
- Hirschmann Consulting, NEPA, Brooklyn and Bronx, NY
- Iona College Business School, New Rochelle, NY
- Liberty Towers, Staten Island, NY
- Matrix Solar Development, Croton-on-Hudson, NY
- Newark Airport Air Train Replacement, Newark, NJ
- New Jersey City University, Oceanport, NJ
- New Jersey Community Development Corporation, HUD NEPA EA, Paterson, NJ
- NYCHA Bushwick and Hope Gardens Housing Developments , NEPA HUD EA, Brooklyn, NY
- Seton Hall University Basketball Practice Facility, South Orange, NJ
- Bayonne Logistics Center, Bayonne, NJ
- Beyer, Blinder & Belle Architects,

Old Naval Observatory NEPA EA, Washington, D.C.

- Bloomfield Junior High School, Bloomfield, NJ
- Bogota Golf Center, Bogota, NJ
- Buckeye Terminals, Newark, NJ
- Burlington Mall, Burlington, NJ
- Equinix NY10, Secaucus, NJ
- Equinix NY11, Carteret, NJ
- Hudson Mall, Jersey City, NJ
- New Jersey Performing Arts Center, Newark, NJ
- Project Fifi, Niagara, NY
- Teterboro Airport, Signature Flight Support 8 Acre Expansion, Teterboro, NJ
- USDA NEPA, Chatsworth, NJ
- Resiliency Planning Services, Post-Sandy Planning Services, Jersey City, NJ
- Summit Medical Group, Clifton, NJ
- Woolwich Industrial Development, Swedesboro, NJ
- The Engel Berman Group, Englewood, NJ and Wayne, NJ



MICHAEL GEORGALAS GISP

Senior GIS Analyst GIS Mapping and Visualization, Database Management

Education

- B.A., Environmental Studies Stockton College of New Jersey
- Master of Business Administration Montclair State University

Professional Registration

- Certified GIS Professional (GISP)
- ArcGIS Pro
- ArcGIS Online
- ArcGIS Web AppBuilder
- ArcGIS Field Maps
- ArcGIS Survey123
- Trimble Terrasync
- 40-Hour Hazardous Waste Operations and Emergency Response
- 10-Hour OSHA Construction Safety and Health Training

Affiliations

- MAC URISA (member)
- NYS GIS Association (member)

Mr. Georgalas has over 20 years of experience in Geographic Information System (GIS) mapping and analysis activities to support government, urban planning, conservation, environmental, survey, geotechnical and site/civil projects. In his current role as Senior GIS Analyst, he manages GIS projects for Langan's New York City location. This includes creating and maintaining databases of environmental and geotechnical borings, preparing maps for engineering reports and proposals, coordinating mobile data collection activities and training engineering staff in GIS software and concepts.

- Metro North Railroad, New York, NY
- Shell National Transit Pipelines, Various Locations, USA
- Riyadh Landmark Arts Project, Riyadh, KSA
- New York City School Construction Authority, New York, NY
- Amazon, Various Locations, USA
- Prologis, Various Locations, USA
- Ellington Circle Rezoning, New York, NY
- Solar Farm Visual Impact Analysis, Batavia, NY
- Willets Point Redevelopment, Queens, NY
- Homestead Redevelopment, Homestead, FL
- Flushing Redevelopment Shadow Analysis, Flushing, NY











Langan is committed to providing a healthy and safe working environment.



Langan's goal is to be SAFE (Stay Accident Free Everyday).







