

MATTHEW W. ALLEN, RLA

TREASURER, PRINCIPAL



PROJECT ROLE

Principal-in-Charge

PROFESSIONAL EXPERIENCE

Mr. Allen is a Registered Landscape Architect with over 30 years of experience. He serves as project manager and site designer for a wide variety of site development projects including industrial, commercial, institutional, residential, and mixed-use projects.

Matt leads the firm's Visual Impact Assessment and Scenic Resource Management practice. He is a recognized leader in the specialized discipline of visual impact assessment and aesthetic mitigation. As such, he is highly skilled in the application of advanced computer-generated visual simulation, animation and viewshed development technology. Matt served on the peer review team for the landmark NYSDEC Program Policy concerning visual impact assessment and mitigation.

EDUCATION

Master of Science, Urban & Environmental Studies, RPI, 1991

*Bachelor of Landscape Architecture
SUNY College of Environmental Science & Forestry, 1983*

REGISTRATION/CERTIFICATION

New York – License # 001087

REPRESENTATIVE VISUAL IMPACT ASSESSMENT EXPERIENCE

3RD PARTY REGULATORY REVIEW

NYS Department of Environmental Conservation Expert Services

Responsible for third-party review and expert witness services for visually sensitive and controversial projects. Projects include Sour Mountain Realty Mine Proposal, Thalle Quarry, Domain Mine, Belleayre Resort at Catskill Park, and Athens Generating Project. Provided pre-filed written and direct oral testimony in administrative hearings on behalf of NYSDEC.

SOLAR ENERGY PROJECTS

NYS Office of Renewable Energy Siting (ORES) - 94c Solar Project Visual Assessment Compliance (Exhibit 8)

Principal-in-charge/visual analyst responsible for preparation of three utility scale solar (photovoltaic) applications across New York State.

- Homer Solar Project – EDF Renewables, LLC – Cortland County, NY (90 MW)
- Tracy Solar Project – EDF Renewables, LLC – Jefferson County, NY (119 MW)
- Rich Road Solar Project – EDF Renewables, LLC – St. Lawrence County, NY (240 MW)

These visual assessments are consistent with NYS Office of Renewable Energy Development Section 94c Exhibit 8 requirements and include zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation, public outreach assistance, visual contrast evaluation, landscape mitigation plan among other procedural steps necessary to assure regulatory compliance. The Homer and Tracy Solar Projects recently received full permit approval from the New York State Office of Renewable Energy.

NextEra Energy – DG Spartan Solar Project, Ingham County, MI. ECT - MSU Solar Project - Glare Visualization (2022)

Principal-in-charge/visual analyst responsible for preparation of photo simulations illustrating potential solar glare impact on a state highway.

Confidential Client – Visual Assessment of Multiple Solar Energy Projects, Michigan

Principal-in-Charge/Visual analyst responsible for preparation of photo simulations illustrating the visual character of five utility scale solar energy projects in the State of Michigan. Developed landscape mitigation plans to minimize visual impact from adjacent roadways and residential properties.

AES Geer Road Solar 3, Kingsbury, NY

Principal-in-charge/visual analyst responsible for preparation of photo simulations illustrating the visual character a utility scale solar energy project in the State of Michigan. Developed landscape mitigation plans to minimize visual impact from adjacent roadways and residential properties.

Various Solar Project Photo Simulations– Borrego Solar/New Leaf Energy, LLC, New York State & Massachusetts

Principal-in-charge/visual analyst responsible for developing a series of photo simulations illustrating how proposed community scale solar and wind energy facilities would appear from off-site vantage points. The simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups. Provided landscape mitigation plans to minimize project visibility from adjacent properties and the public right-of-way. Client projects include over 60 solar installations throughout New York State and New England.

EXHIBIT

BLC 99

exhibits@ecr.com

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Pivot Energy - Pivot Solar 6&7, Ticonderoga, NY

Principal-in-charge/visual analyst responsible for preparation of photo simulations illustrating the visual character a utility scale solar energy project in the upstate New York. Developed landscape mitigation plans to minimize visual impact from adjacent roadways and residential properties.

Community Energy – Hardin Solar Project, Hardin County, KY

Principal-in-charge/visual analyst responsible for preparation of viewshed analysis, photo simulations, landscape mitigation plan for a utility scale solar energy project in rural Kentucky.

NextEra Energy – Brickyard Solar Project, Waugh, IN

Principal-in-charge/visual analyst responsible for preparation of photo simulations illustrating the visual character a utility scale solar energy project and associated electric substation in the State of Indiana. Developed landscape mitigation plans to minimize visual impact from adjacent roadways and residential properties.

Sun Chief Solar Energy Project, Jay County, IN

Principal-in-charge/visual analyst responsible for preparation of photo simulations illustrating the visual character a utility scale solar energy project and associated electric substation in the State of Indiana. Developed landscape mitigation plans to minimize visual impact from adjacent roadways and residential properties.

Grafton Solar Project – Sun Edison, Grafton MA

Visual analyst responsible for developing a series of photo simulations illustrating how a proposed 1 megawatt solar energy facility would appear from both on and off-site vantage points. The simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups.

Roswell Solar Project - GCL-SR Solar Energy, Roswell, NM

Visual analyst responsible for developing a series of photo simulations illustrating how a proposed 70mW solar energy facility would appear from off-site vantage points. The simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups.

Confidential Solar Energy Project Photo Simulations – New England

Visual analyst responsible for developing a series of photo simulations illustrating how a proposed solar energy facility would appear from off-site vantage points. The simulations were used to communicate project character and visibility to adjacent property owners.

Natick Golf Center Solar Project Photo Simulations, Sage Stone, LLC. – Natick, MA

Visual analyst responsible for developing a series of photo simulations illustrating how a proposed solar energy facility would appear from both on and off-site vantage points. The simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups.

Yellow Mill Road Solar Project - Delaware River Solar, Farmington, NY

Visual analyst responsible for developing a series of photo simulations illustrating how a proposed solar energy facility would appear from off-site vantage points. The simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups.

WIND ENERGY PROJECTS

Offshore Wind Energy Projects in the Rhode Island and Massachusetts Outer Continental Shelf (OCS) Wind Development Area

Mr. Allen is the visual analyst responsible for the visual impact assessment component of the Construction and Operations Plan (COP) for three utility scale offshore wind energy projects in the Atlantic Ocean ranging in distance from 14 to approximately 40 miles off the coast of Martha's Vineyard and Nantucket, MA. Projects include:

- Vineyard Wind 1 (OCS A-0501) – Vineyard Wind, LLC. - 106 turbines
- New England Wind (OCS A-534) – Park City Wind, LLC. - 130 turbines
- Vineyard Northeast (OCS A-0522) – Vineyard Offshore, LLC. - 160 turbines

The visual analysis identified the potential visibility of the project and objectively determined the difference in landscape quality with and without the projects in place. The information and recommendations assisted regulatory agencies, interested stakeholders, and the general public in their review of the project in accordance with procedural standards defined by the Bureau of Offshore Energy Management (BOEM).

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The analysis included evaluation of existing scenic character, zone of visibility mapping, identification of visually sensitive resources and preparation of accurate photo simulations which considering the effect of earth curvature and meteorological visibility. Mr. Allen worked closely with the project sponsor and BOEM in developing the assessment scope, area of potential effect (APE) and key observation points (KOPs) for detailed analysis.

Vineyard Wind 1 is the nation's first fully approved utility scale offshore wind energy project and is presently under construction. The COPs for New England Wind and Vineyard Northeast are presently under review by BOEM.

Vineyard Mid-Atlantic, Vineyard Offshore, LLC Visibility and Viewshed Impact Study, NY Bight (OCS A-0544)

Principal-in-charge/visual analysts responsible for a visibility study of a proposed 1,314 MW (73 turbine) wind energy facility in the northern portion of the Bureau of Ocean Energy Management (BOEM) Lease Area OCS-A 0544 (NY Bight) in the Atlantic Ocean approximately 24 miles southeast of Fire Island NY and 42 miles east southeast of Long Branch, NJ. In accordance with the requirements of Section 6.4.17 of ORECRFP22-1, this visibility study provides visual simulations of the proposed Offshore Wind Generating Facility from two representative vantage points – Robert Moses State Park and Jones Beach State Park. The visual simulations depict how the factors of common meteorological conditions (clear, partly cloudy, and overcast) and time of day (early morning, mid-day, and late afternoon) affect the visibility of distant objects over long distances. The visibility study also includes an analysis of the percentage of time during which different visibility conditions are expected to occur based on past meteorological data.

Confidential Offshore Wind Energy Project, Mid-Atlantic Seaboard

Mr. Allen recently completed a due diligence level visual study of a utility scale offshore wind energy project located in a Bureau of Ocean Energy Management (BOEM) Lease Area in the Atlantic Ocean off the mid-Atlantic seaboard. This analysis provided important preliminary information concerning the potential effect of the projects on the scenic quality of the coastal area. The analysis assisted the project sponsor and BOEM determine the overall feasibility of the projects. Analysis included photo real visualizations illustrating the character and degree of visibility of offshore wind turbine generators. The analysis also included an animated visualization depicting the frequency and degree of visibility of FAA required aviation obstruction lighting.

NYS DPS Article X – Wind Energy Project Visual Impact Analysis

Mr. Allen was the principal-in-charge/visual analyst responsible for conducting visual impact analysis of many land-based utility scale wind energy projects across New York State including:

- Ball Hill Wind Farm – Renewable Energy Systems (RES)/Northland Power, Inc – Cattaraugus County, NY (108 MW)
- Bull Run Energy Center – Invenergy Wind Development North America, Clinton County, NY (449 MW)
- Number 3 Wind Farm – Invenergy Wind Development North America, Clinton County, NY (104 MW)
- Cape Vincent Wind Farm – British Petroleum Wind Energy NA, Jefferson County, NY (285 MW)
- Ripley-Westfield Wind Farm – Noble Environmental Power, Chautauqua County, NY (108 MW)
- Arkwright Summit Wind Project – Horizon Wind Energy, Chautauqua County, NY (79 MW)
- St. Lawrence Wind Farm – Acciona Energy NA, Jefferson County, NY (79 MW)
- Wethersfield Wind Farm – Noble Environmental Power, Wyoming County, NY (126 MW)
- Allegany Wind Farm – Noble Environmental Power, Allegany County, NY (72 MW)
- Chateaugay Wind Park – Noble Environmental Power, Clinton County, NY, (107 MW)
- Moresville Wind Project – Invenergy Wind, LLC, Delaware County, NY
- Bliss Wind Farm – AES, Wyoming County, NY (101 MW)
- Clinton-Altona Wind Farm – AES, Clinton County, NY (98 MW)
- West Hill Wind Farm – Acciona Energy, Madison County, NY (35 MW)
- Paragon Wind Project – Paragon Power Partners, Steuben County, NY
- High Sheldon Wind Farm – Invenergy Wind, LLC, Wyoming County (113 MW)
- Wind Farm Prattsburg, Wind Farm Prattsburg, LLC, Steuben County, NY

These visual assessments are consistent with NY Department of Public Service Article X requirements for visual impact assessment of major electric generating facilities. The analyses include zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation, shadow flicker analysis, public outreach assistance, visual contrast evaluation and other procedural steps necessary to assure regulatory compliance.

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Circle Power – Scotia Wind Project, Adams Township, MI

Principal-in-Charge/Visual Analyst responsible for preparation of viewshed analysis, photo simulations, line-of-sight profiles for a utility scale wind energy project used by the project sponsor for public outreach and municipal consultation.

Mount Storm Wind Project – Dominion Resources, Mount Storm, WV

Landscape architect/visual analyst responsible for comprehensive visual resource assessment of a 134-turbine (260 megawatt) wind energy facility. The analyses include zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation, public outreach assistance and other procedural steps necessary to assure regulatory compliance.

Tuscola Bay Wind Farm – NextEra Energy Resources, Guilford, MI

Landscape architect/visual analyst responsible for comprehensive visual resource assessment of a 75-turbine (120 megawatt) wind energy facility. The analyses include zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation, public outreach assistance and other procedural steps necessary to assure regulatory compliance.

Beech Ridge Wind Farm – Invenergy, LLC, Greenbrier, WV

Landscape architect/visual analyst responsible for comprehensive visual resource assessment of a 67-turbine (100 megawatt) wind energy facility. The analyses include zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation, public outreach assistance and other procedural steps necessary to assure regulatory compliance.

Hounsfield Windfarm - Upstate NY Power Corp., Hounsfield, NY

Landscape architect/visual analyst responsible for comprehensive visual resource assessment of an 84-turbine wind energy and associated 51-mile long 230kV transmission line. The evaluation identified affected visually sensitive resources and potential change in the scenic character of the regional landscape from which agency decision-makers were able to render a determination of visual significance. The VRA included zone of visual influence analysis, as well as multiple photo realistic simulations illustrating project visibility.

Block Island Offshore Wind Farm - Deepwater Wind, Block Island, RI

Landscape architect/visual analyst assisting with the visual assessment of an offshore wind energy project. Analysis involved preparation of photo realistic simulations and viewshed mapping to communicate potential visibility and aesthetic impact of the 8-turbine facility on coastal resources.

Offshore Wind Farm Visibility Study - Deepwater Wind, LLC, Coastal Area, NJ

Landscape architect/visual analyst responsible for project visualization services to communicate the aesthetic impact of a 90+ turbine offshore wind energy facility on coastal visual resources. Simulations were used to compare project visibility of the far-off-shore proposal with the more traditional near-shore installation.

ELECTRIC GENERATION AND TRANSMISSION FACILITIES

Cricket Valley Transmission Line Visual Assessment - Cricket Valley Energy, LLC, Pleasant Valley, NY

Project manager/visual analyst assisting with a detailed visual resource assessment consistent with requirements set forth in the NYS Article VII siting regulations. Using standard accepted methodologies, the assessment identified and evaluated dozens of visually sensitive resources. Viewshed analysis and photographic simulations illustrated the nature and degree of potential visual impact. Provided written and oral testimony in NYS DPS administrative hearings.

Indian Point Cooling Feasibility Study Visual Assessment - Entergy Nuclear Indian Point 2, LLC and Entergy Nuclear Indian Point 3, LLC, Buchanan, NY

Principal-in-Charge of Visual Assessment for two very large and highly visible counter-flow, forced draft, plume-abated hybrid cooling towers. The assessment evaluates the potential visual impact of the Project on the scenic resources of the region. Viewshed analysis and photographic simulations illustrated the nature and degree of potential visual impact including complex analysis of the degree and duration of visible vapor plumes that would be periodically emitted from the cooling towers. Provided written and oral testimony in NYS DPS administrative hearings.

Ramapo Energy Facility - Palisades Interstate Park Commission, Ramapo, NY

Project Manager responsible for providing a third-party review of an Article X application for issues associated with the visual impact of a major electric generating station on the adjacent Harriman State Park. Provided pre-filed testimony in administrative hearings before the NYS Public Service Commission.

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Bethlehem Energy Center Visual Impact Assessment - PSEG Power New York, Bethlehem, NY

Principal-in-Charge responsible for visual impact assessment for the repowering of a 750 MW electric generating facility. The project included design alternatives for major components of the plant to minimize impact and improve the appearance of the site from the Hudson River and other sensitive public vantage points. Provided pre-filed written and direct oral testimony in administrative hearings before the NYS Public Service Commission.

King's Park Energy Project - South Hempstead Alliance for Responsible Energy Development, Smithtown, NY

Project Manager responsible for Article X application review concerning the potential aesthetic impact of a proposed 300-megawatt simple cycle facility. Provided pre-filed written and direct oral testimony in administrative hearings before the NYS Public Service Commission.

INDUSTRIAL FACILITIES

Broadwater LNG Terminal - TransCanada/Shell, Long Island Sound, NY/CT

Principal-in-Charge for visual assessment and coastal consistency evaluation of a major offshore floating liquefied natural gas (LNG) terminal. Project included photographic simulation illustrating project visibility from heavily populated shoreline areas and objective evaluation of the project's impact on the scenic resources of the region. Assessment addressed the effect of facility lighting, earth curvature, variable weather conditions and atmospheric refraction (mirage).

Safe Harbor Offshore LNG Facility - Atlantic Sea Island Group, Long Beach, NY

Landscape architect/visual analyst responsible for visual impact assessment of a deepwater port application for a proposed LNG facility constructed on a man-made island off the coast of Queens, NY. Project included photographic simulation illustrating project visibility from heavily populated shoreline areas. Assessment addressed the effect of earth curvature, variable weather conditions and atmospheric refraction (mirage).

Greenport Replacement Project - St. Lawrence Cement, Greenport, NY

Project manager for visual impact assessment, mitigation strategy, and coastal zone consistency compliance for a proposed \$300 million cement manufacturing facility. Advised the applicant on interpretation of public policy and compliance with a myriad of governmental regulations. Worked closely with federal, state and local regulatory agencies to design and implement creative measures that minimized or eliminated visual and aesthetic impacts in a manner that balanced economic development with environmental protection. Provided pre-filed written and direct oral testimony in administrative hearings before the NYS Department of Environmental Conservation.

Sparrows Point LNG Terminal Project - AES Sparrows Point LNG, LLC, Baltimore, MD

Principal-in-Charge responsible for preparation of a series of photo simulations illustrating how a new industrial Liquefied Natural Gas port and re-gasification facility will appear from off-site vantage points. Photo simulations were used to communicate project character and visibility to agency decision-makers and stakeholder groups.

Smith's Basin Mine - Jointa Galusha, LLC, Hartford, NY

Project manager responsible for providing visual resource assessment for a proposed 200-acre surface mine. Provided pre-filed written and direct oral testimony in administrative hearings before the NYS Public Service Commission.

Refinery Expansion Project - Murphy Oil Corporation, Superior, WI

Principal-in-Charge responsible for providing visual resource assessment for a major expansion of an existing heavy industrial facility. Work included a zone of visual influence analysis within a 5-mile radius of the proposed project, photo-realistic simulations illustrating project visibility and evaluation of the project's impact on surrounding neighborhoods and cultural resources.

SOLID WASTE MANAGEMENT FACILITIES

Seneca Meadows Solid Waste Landfill - Seneca Meadows, Inc., Waterloo, NY

Project Manager responsible for providing visual assessment and a mitigation plan for proposed horizontal and vertical expansion of an existing solid waste landfill. Work included a zone of visual influence analysis, photo-realistic simulations illustrating project visibility and objective evaluation of the project's impact on the scenic resources of the region. Provided visual assessment and mitigation services for proposed landfill expansion in 1990, 2003, 2016 and 2019.

Town of Colonie Landfill Expansion - Waste Connections, Inc, Colonie, NY

Principal-in-Charge responsible for visual resource assessment and mitigation plan for a proposed horizontal and vertical expansion of an existing 211-acre solid waste landfill. A revegetation plan was prepared using a blend of native seed types to create a subtle "camouflage effect" to blend the final landform into the surrounding landscape.

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Hyland Landfill Expansion - Casella Waste Management Systems, Angelica, NY

Project manager responsible for providing visual resource assessment and a mitigation plan for a proposed height increase and expansion of an existing solid waste landfill. The visual assessment was used to redesign the project contour to maximize fill area while completely avoiding view from key residential areas.

Clinton County Solid Waste Management Facility Expansion - Casella Waste Systems, Schuyler Falls, NY

Project manager responsible for providing visual assessment and mitigation plan for a proposed expansion of an existing solid waste landfill. Work included a zone of visual influence analysis, photo-realistic simulations illustrating project visibility and objective evaluation of the project's impact on the scenic resources of the region.

Covanta Energy-From-Waste Facility - Covanta Hempstead Company, Westbury, NY

Principal-in-Charge responsible for an assessment and mitigation strategy for a proposed 35MW expansion to an existing energy-from-waste facility in suburban Long Island. Project involved development of a visual mitigation plan and preparation photo simulations. Information was used to communicate project character and visibility to agency decision-makers and stakeholder groups.

WIRELESS TELECOMMUNICATIONS

Homeland Towers, LLC - Visual Impact Assessment Services

Principal-in-charge/visual analyst responsible for assessment for over 70 telecommunication towers in New York State and Connecticut. Evaluations are consistent with NYSDEC Program Policy for Visual Assessment and Mitigation and Connecticut Siting Board (CSB) guidelines for visual impact assessment. Visual assessment typically includes zone of visibility analysis, visually sensitive resource inventory, field investigation/field photography, photo simulation and other procedural steps necessary to assure local and state regulatory compliance. Mr. Allen frequently represents this applicant before local planning and zoning boards and provides written and oral testimony as needed.

Recent visual impact assessment reports completed for this client include:

- Cortlandt 2 (NY079), Town of Cortlandt, NY
- Croton (NY307), Town of Croton-on-Hudson, NY
- Strauss Lane (NY920), Town of Monroe, NY
- Queensboro (NY184), Town of Harriman, NY
- North Branford (CT021), North Branford, CT
- Little Tor (NY063), Town of Clarkstown, NY
- West Nyack (NY196), Town of Clarkstown, NY
- Ohioville (NY053), Town of New Paltz, NY
- Peekskill Hollow (NY487), Town of Putnam Valley, NY
- Philipstown (NY171), Town of Phillipstown, NY

AT&T – First Street Telecommunications Tower, Town of Corinth, NY (2021)

Conducted visual analysis and provided expert testimony concerning the potential visual impact of a 154-foot-tall monopole type wireless telecommunications tower located adjacent to a residential neighborhood. Assignment included, viewshed analysis, photo simulation, line-of-sight profiles and written testimony addressing tower visibility at the primary and alternative sites.

Schoolhouse Site Cell Tower - Airosmith Development, Guilderland, NY

Principal-in-Charge responsible for providing visual resource assessment. The project involved a publicly advertised balloon visibility study, viewshed mapping and photo simulations of monopole and monopine tower alternatives. Findings were summarized in visual report to meet municipal requirements.

Dantara Drive Cell Tower - Homeland Towers, LLC., East Fishkill, NY

Principal-in-Charge/Project Manager responsible for providing visual resource assessment for the controversial telecom project was initially denied by the Town. Decision was overturned by the US Court of Appeals due, in part, to the Town's failure to fully consider the findings of the visual assessment.

EcoSite Glastonbury Wireless Telecommunications Tower - Infinigy, Glastonbury, CT

Principal-in-Charge responsible for providing visual resource assessment. The project involved a publicly advertised balloon visibility study, viewshed mapping and photo simulations of a monopole tower design. Findings were summarized in visual report to meet Connecticut Siting Council requirements.

BlueSky Towers Evergreen Street Telecommunications Tower – IVI Telecom Services, Bridgeport, CT

Principal-in-Charge responsible for providing visual resource assessment. The project involved viewshed mapping and photo simulations of a monopole tower design. Provided written and oral testimony in Connecticut Siting Council administrative hearings.

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RESIDENTIAL/COMMERCIAL/MIXED USE DEVELOPMENT

Hudson Landing Scenic Resource Assessment - AVR Realty, Kingston, NY

Principal-in-Charge for a visual impact assessment of a 1,682-unit, mixed use residential and commercial waterfront community on a former industrial site along the Hudson River. The project included viewshed analysis, photo-realistic simulations and an objective evaluation of the project's impact on the scenic resources of the region. Worked closely with municipal and state regulators to identify potential aesthetic impacts and develop a mitigation strategy to protect the coastal landscape.

Victor Square - Benderson Development Company, Victor, NY

Principal-in-Charge responsible for providing aesthetic impact evaluation and mitigation plan for a 566,000 GSF retail and commercial project. The project involved detailed assessment of project visibility from neighboring properties, including consideration of site lighting impacts. Worked closely with municipal leaders to develop an acceptable mitigation strategy to minimize visibility from off-site locations.

SCENIC RESOURCE MANAGEMENT PROJECTS

Integrated Concept Plan - Scenic Resource Management Plan - Plum Creek Maine Timberlands, LLC, Moosehead Lake Region, ME

Principal-in-Charge responsible for addressing the potential impact associated with the rezoning of 20,000 acres of timberland for waterfront residential and resort uses on the scenic water bodies of Maine's "North Woods". The Concept Plan included a new quantifiable shoreline tree clearing standard to assure sufficient shoreline vegetation remains to adequately screen waterfront development. Provided pre-filed and direct oral testimony before the Maine Land Use Regulation Commission.

LG Electronics v. Protect the Palisades - Scenic Hudson, Inc., Englewood Cliffs, NJ

Principal-in-Charge providing scenic resource management consulting to conservation organizations associated with a planned high rise office building atop the iconic Hudson River Palisades Escarpment. Work involved reviewing application documents and making recommendations to reduce the building height and redesign the roof line to protect sensitive views. Resulted in a successful negotiation with the project sponsor to build a project that balances economic development with resource management.