



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 300
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

December 2, 2021

Mr. Bryan Healy
Village Manager
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520
Email: bhealy@crotononhudson-ny.gov

Re: Extra Work Authorization for PO# 2200156 (Croton Zoning Study - TOD Parcels Visual Assessment)

Dear Mr. Healy:

Per the discussion that took place during the Village Board of Trustees work session held on November 22, 2021, we understand the Village would like to amend AKRF's scope of work for the potential transit-oriented development (TOD) buildout of Parcels 48-50 to include section drawings that extends from the three TOD parcels to the upland residential area to the northeast. AKRF would prepare two profile sections (one covering parcels 48 and 50 and another covering parcel 49) to illustrate the intervening topography and land cover between the three TOD parcels and the homes along Young Avenue and Wayne Street (the closest single-family residential neighborhood) (see **Figure 1**). The profile sections would illustrate the topographic relationship and potential visibility of a 4- or 5-story building on each of the TOD parcels from homes along Young Avenue and Wayne Street. An example of the final work product, referencing work completed for the 41-51 Maple Street project's public review process, is shown in **Figure 2**.

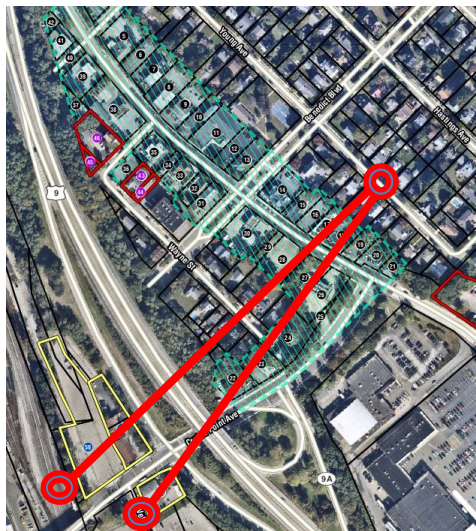


Figure 1- Proposed Profile Sections

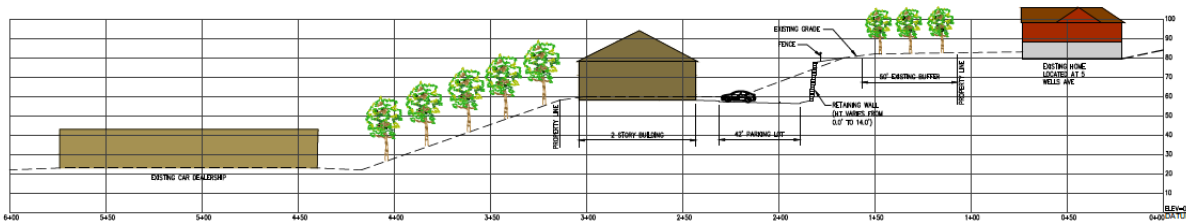


Figure 2- Example Profile Section from 41-51 Maple Street project
(Source: Prime Companies)

AKRF estimates this additional task could be completed for a lump sum fee of **\$5,000**. If this proposal is acceptable, we would request that the \$12,300 budget established through PO# 2200156, which covers the previously authorized TOD sensitivity analysis and visual simulations, be increased to \$17,300.

Upon authorization, we will prepare to deliver drafts of the TOD profile sections and previously authorized photo simulations by January 6, 2022, for discussion at the Village Board of Trustees work session scheduled for January 10, 2022.

As always, thank you for reaching out to AKRF for assistance. We look forward to hearing from you.

Sincerely,
AKRF, Inc.

Nina Peek, AICP
Vice President, Hudson Valley Office Director

Aaron Werner, AICP
Technical Director/Project Manager