

November 14, 2022

Mr. Marcus Serrano  
Village Administrator  
Village of Buchanan  
236 Tate Avenue  
Buchanan, NY 10511

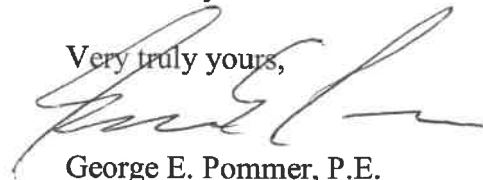
Re: Dr. Philip Grealy, P.E.  
AMS Acquisitions  
Traffic Engineer

Dear Mr. Serrano:

James J. Hahn Engineering, P.C. recommends that the Village retain Dr. Philip Grealy, P.E. from Colliers Engineering & Design as the Traffic Engineer for the AMS Housing project. We have successfully worked with Mr. Grealy and his staff on similar projects in Westchester County.

If there are any questions, please do not hesitate to contact me at your earliest convenience.

Very truly yours,



George E. Pommer, P.E.  
Village Consulting Engineer

GEP:ay

cc: Cindy Kempter, Village Clerk  
Dr. Philip Grealy, P.E.

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400 Columbus Avenue  
Suite 180E  
Valhalla New York 10595  
Main: 877 627 3772  
colliersengineering.com



November 14, 2022

Mr. Marcus Serrano  
Village Hall Office  
Municipal Building  
236 Tate Avenue  
Buchanan, NY 10511

Buchanan Residential - SEQRA Review  
Colliers Engineering & Design Project No. 22005719P

Dear Mr. Serrano,

As requested, attached please find a copy of my resume along with our Municipal Rates in order to complete the SEQRA review on the residential development in the Village of Buchanan.

If you require additional information, please do not hesitate to contact us.

Sincerely,

Colliers Engineering & Design CT, P.C.  
(DBA Maser Consulting Engineering & Land Surveying)

A handwritten signature in blue ink, appearing to read "Philip Grealy". The signature is fluid and cursive.

Philip Grealy, Ph.D., P.E.  
Geographic Discipline Leader

Enclosures

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## Westchester Municipal Rates

### Technical Staff Rates 2022

Billing Titles	Hourly Rates
Executive Principal	245.00
Principal	235.00
Senior Technical Director	210.00
Senior Project Manager	200.00
Technical Director	195.00
Project Manager	190.00
Senior Project Specialist	180.00
Project Specialist	170.00
Technical Professional	150.00
Technical Specialist	130.00
Specialist	130.00
Senior Data Technician	125.00
Senior Technical Assistant	100.00
Technical Assistant	95.00
Field Technician	85.00
Data Technician	80.00
Survey Crew – 1 Man w/Robotic Equipment	195.00
Additional Survey Crew Member	45.00
SUE Crew (designating) – 1 Man	125.00
Additional (designating) Member	50.00
SUE Crew (locating) – 2 Man	185.00
Additional (locating) Member	45.00
Expert Witness	360.00

### Reimbursable Expenses

General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals)	Cost + 20%
Sub-Consultants/Sub-Contractors	Cost + 20%
Plotting	3.95 / Each
Computer Mylars / Color Plots	95.00 / Each
Photocopies	0.19 / Each
Color Photocopies	2.00 / Each
Document Binding	4.00 / Each
Portable Media	95.00 / Each
Portable Media	25.00 / Additional Each
Exhibit Lamination (24" x 36" or larger)	75.00 / Each
Automatic Traffic Recorders (ATR)	800 / Per Week
Initial Digital Signature	275.00
Additional Digital Signatures	75.00 / Each
Mileage Reimbursement*	0.585 / Per Mile
	Field Vehicle 0.70 / Per Mile

\*Mileage reimbursement subject to change based upon IRS standard mileage rate.

### Philip J. Grealy, PhD, PE

Principal | Discipline Leader | Traffic

#### Education

Ph.D. Transportation Planning and Engineering, Polytechnic University, 1999

M.S. Transportation Planning and Engineering, Polytechnic Institute of New York, 1980

B.E. Civil Engineering, Manhattan College, 1977

#### Professional Registrations

Professional Engineer (PE) New York, New Jersey, Connecticut, Delaware, Pennsylvania

#### Professional Affiliations

Institute of Transportation Engineers  
American Society of Civil Engineers

Acoustical Society of America

National Society of Professional Engineers

#### Experience

Dr. Grealy is a licensed professional engineer with over 40 years of extensive experience in all aspects of transportation and traffic engineering. He has served as Project Manager on a variety of transportation study, design, and research projects. Over the course of his career, he has completed thousands of traffic impact studies for both commercial and residential projects. He serves as a technical consultant for both private and municipal clients on transportation related issues and has extensive expertise in the use of state-of-the-art Traffic engineering software packages. He also has experience in the collection and analysis of noise data related to highway traffic noise and impact assessment.

His current responsibilities include the overall project coordination, budgeting, cost control, and quality assurance for Traffic and Transportation services in the Valhalla office located in Westchester County, New York.

#### Current Appointments

Orange County Department of Public Works, 2011-present

#### Representative Projects

##### LEGOLAND

##### Town of Goshen, Orange County, NY

Principal-in-Charge responsible for traffic impact evaluations, including all traffic projections, capacity analysis, and identification of mitigation measures as part of the SEQRA review of this major regional entertainment attraction. Completed all traffic study documents for DEIS, FEIS, and Findings. Prepared access and offsite roadway improvement and traffic signal plans for obtaining New York State Department of Transportation Highway Work Permits. Prepared Design Report and related design plans for a new interchange for NYS Route 17/Future I-86. Also prepared detailed noise studies for SEQRA review.

##### Amy's Kitchen

##### Village of Goshen, Orange County, NY

Principal-in-Charge responsible for preparation of traffic projections, capacity analysis, and intersection evaluation for traffic impact studies as part of the SEQRA process. Responsible for compilation of simulations and detailed design plans for NYSDOT Highway Work Permits.

## Resume

### **Lowe's**

#### **Yorktown Heights, Town of Yorktown, Westchester County, NY**

Principal-in-Charge responsible for preparation of traffic projections, capacity analysis, and intersection evaluation for traffic impact studies as part of the SEQRA process. Responsible for compilation of simulations, conceptual design plans, and coordination with highway design engineer and NYSDOT.

### **County Routes 1A & 41 Improvements**

#### **Town of Warwick, Orange County, NY**

Principal-in-Charge overseeing traffic engineering and highway design services for the intersection of CR 1 - CR 1A with CR 41. A field inspection was conducted to inventory the existing roadway geometrics, traffic control devices, and other roadway characteristics at the intersection, including collection of information with respect to pavement markings, signing, and pavement condition. Traffic volumes were collected for all approaches to the intersection for a one-week period using Automatic Traffic Recorders (ATR's). In addition, turning movement counts were conducted during typical peak hours to determine levels of service for the intersection. Our professionals also performed accident data review and traffic signal warrant analysis. We summarized our findings in a final report and produced design documents including roadway widening layout, grading and drainage design, and design of the replacement of a flash beacon assembly with a full three-color traffic signal installation.

### **Orange Regional Medical Center, East Main Street Reconstruction Project**

#### **Town of Wallkill, Orange County, NY**

Principal-in-Charge responsible for preparation of traffic impact studies for this new 320-bed, state-of-the-art medical center. Work included traffic projections and evaluations for SEQRA review process. Responsible for DEIS, FEIS, and Findings related to traffic, transportation, and parking related issues. Responsible for preparation of site plan layout design plans including signalization improvements and coordination of these in conjunction with Orange County Department of Public Works.

### **Avalon Apartments**

#### **Village of Ossining, Westchester County, NY**

Principal-in-Charge of providing traffic engineering services for the redevelopment of the former BASF Chemical facility in Ossining into a new mixed-use complex with approximately 170 apartments and 14,500 SF of ancillary commercial space. The development also includes a state-of-the-art fitness center, outdoor swimming pool, clubhouse, children's playground, and WiFi Café. Prepared the necessary road widening design to develop a separate left turn lane, curb and sidewalk replacement, and bus turn-out replacement. Our services also included preparation of permit applications, construction administration, and oversight of all inspection work.

### **Adams Fairacre Farm, Route 9/Old State Road Intersection Reconstruction**

#### **Wappinger City, Dutchess County, NY**

Principal-in-Charge responsible for preparation of detailed traffic impact studies including traffic volume forecast, capacity analysis, and intersection evaluations to identify mitigation measures as part of SEQRA review process with Town of Wappinger. Prepared detailed intersection and signal design plans and obtained NYSDOT Highway Work Permits for the project.

**Resume****Minisceongo Park Shopping Center****Town of Haverstraw, Rockland County, NY**

Principal-in-Charge responsible for all traffic analysis, evaluations, and designs as part of SEQRA associated with this approximately 250,000 SF shopping center. Responsibilities also included off-site roadway improvements including signal design and coordination plans. Provided expert testimony for various Planning and Zoning Boards and this work also included parking studies for parking variances.

**Maple Fields****Town of Wallkill, Orange County, NY**

Principal-in-Charge responsible for preparation of traffic impact studies including site traffic projections and evaluation of future conditions for numerous intersections as part of the SEQRA review process. Provided expert testimony and preparation of traffic portions of the DEIS and FEIS. Work also included preparation of construction plans for offsite improvements including a roundabout design.

**The Galleria at Crystal Run****Town of Wallkill, Orange County, NY**

Principal-in-Charge responsible for preparation of DEIS and FEIS traffic studies and evaluations for all phases of development for this regional shopping center development which now exceeds 1,000,000 SF. Responsible for expert testimony as part of all SEQRA approvals with the town.

**Wallkill Comprehensive Traffic Impact Study****Town of Wallkill, Orange County, NY**

Principal-in-Charge responsible for preparation of comprehensive traffic study for use by planning board to evaluate approximately a dozen different planned developments in proximity to the Route 211, Tower Drive, and Scotchtown Road corridors within the town. Developed detailed traffic projections and analyses to identify potential mitigation measures. Prepared cost estimates and cost allocation formulas based on trip generation for each development depending on their size and mix to allow the planning board to implement a transportation improvement strategy to accommodate them.

**Stop & Shop Supermarket****Town of Hyde Park, Dutchess County, NY**

Principal-in-Charge responsible for preparation of Traffic Impact Studies and evaluations as part of the SEQRA review with the Town Planning Board. Prepared access redesign plans including signal design for Highway Work Permits with New York State Department of Transportation.

**Oakwood Commons****City of Poughkeepsie, Dutchess County, NY**

Principal-in-Charge responsible for preparation of traffic studies including projections and analysis for this mixed-use office/retail development as part of the SEQRA review process. Prepared construction drawings including roadway intersection reconstruction and signalization plans for the New York State Department of Transportation Highway Work Permits.

**Resume****Roundhouse at Beacon****City of Beacon, Dutchess County, NY**

Principal-in-Charge responsible for preparation of traffic and parking evaluations for SEQRA review with the Planning Board and City Council for this mixed-use development which includes residential dwelling units, a Specialty Inn, restaurant, and banquet/catering facility.

**Home Depot Distribution Center****Village of Montgomery, Orange County, NY**

Principal-in-Charge responsible for preparation of traffic impact studies for SEQRA review and site plan approvals. Also completed roadway improvement plans for site access to obtain Orange County Department of Public Works Highway Work Permit.

*Municipal Reviews***United Hospital Redevelopment Review****City of Rye, Westchester County, NY**

On behalf of the City of Rye, reviewed the Environmental Impact Statement (DEIS and FEIS) prepared by Planning & Development Advisors in conjunction with VHB Engineering, Surveying and Landscape Architecture, P.C. for the proposed United Hospital Redevelopment Project in the adjacent Village of Port Chester. The review was specifically limited to the traffic and transportation portions of the SEQRA documents. The proposed project included multi-family residential units as well as age-restricted residential units, a hotel, office, space, and a retain component. Our professionals examined the procedures used, methodologies employed, conclusions drawn, and the recommendations suggested to address the traffic and transportation impacts associated with the proposed redevelopment. We reviewed suggested mitigation measures, including signalization, geometric improvement, signal timing changes, pavement marking modifications, access modification, modified lane use assignments, sidewalk/crosswalk improvements, bus services, and any other traffic control measures (restrictive movements) that were proposed, and we summarized our findings in a final report for the City for input in the SEQRA process.

**Rivertowns Square****Village of Dobbs Ferry, Westchester County, NY**

As Principal-in-Charge, assisted Village Board of Trustees and Planning Board in review of a proposed major redevelopment/expansion of existing site for a mixed-use project consisting of residential units, a supermarket, hotel, movie complex, and other commercial uses. Provided technical assistance in reviewing scoping documents, DEIS, and FEIS traffic studies and analysis. Based on this review, assisted boards in formulating mitigation plans required for off-site traffic improvements to be completed by the developer. Improvements included road widenings, new signalization, signalization upgrades, and traffic calming measures. Accommodations for bicycles and pedestrian access including new sidewalk systems were identified.

**Woodbury Common Expansion****Town of Woodbury, Orange County, NY**

Principal-in-Charge responsible for providing technical assistant to the Planning Board in their review of a major renovation and 60,000 SF expansion of Woodbury Common as part of the SEQRA process. Work

## Resume

involved reviewing and commenting on the Scoping Documents, DEIS and FEIS traffic studies and providing technical assistance in developing Findings Statement and Developer's Agreements.

### **Cross County Shopping Center**

#### **City of Yonkers, Westchester County, NY**

Principal-in-Charge responsible for review of traffic studies and site plans prepared by the applicant for an expansion and renovation of this 1,000,000 SF shopping center located in the City of Yonkers. Provided guidance to the Planning Board and Zoning Board during SEQRA and site plan review phases. Also provided technical assistance to the City of Yonkers' Traffic Engineering Department in reviewing offsite traffic signal and roadway improvement plans to accommodate the expansion.

### **Ridge Hill Design Review**

#### **City of Yonkers, Westchester County, NY**

Principal-in-Charge responsible for providing consulting design review services to the City of Yonkers' Traffic Engineering Department reviewing offsite roadway and signal plans for this mixed used development consisting of approximately 1,000 dwelling units and 1,000,000 SF of commercial development.

### **Atlantic Development**

#### **City of Mt. Vernon, Westchester County, NY**

Consultant to City Council and planning board for technical review of traffic, parking, and transportation studies prepared by the applicant for the SEQRA review of a major proposed three-stage mixed used redevelopment project. Work involved presentations to council and planning board in advising them on the potential traffic/transportation impacts and required mitigation for the project.

### **Ridge Rise Residential Development**

#### **Town of New Windsor, Orange County, NY**

Principal-in-Charge responsible for review of traffic impact study and provide technical assistance to the Planning Board in formulating appropriate mitigation measures as part of the SEQRA review process.

### **Professional Training**

Adaptive Traffic Control

New Tools for Effective Highway Safety Management

MUTCD: Traffic Signs and Pavement Markings

Designing Safety/Security into Walkable Urban Thoroughfares

Highway Capacity Manual 2010

Pedestrian Safety – An Operational Perspective

Roundabout Design and Operation

Access Management Best Practices

Design, Construction Management and Ethics for Professional Engineers