

**FREDERICK P. WELLS, RLA**

Senior Vice President

Senior Environmental Planner / Registered Landscape Architect

**EDUCATION**

University of Connecticut at Storrs, Bachelor of Science:  
Environmental Horticulture / Landscape Design, 1980

State University of New York at Delhi, Associate of Applied Science:  
Planning and Community Development, 1974

Environmental Audits & Site Assessments: Rutgers University  
Environmental Compliance Assessment: US Army Environmental Center  
NEPA Implementation: US Army Logistics Management College  
Federal Methodology for Delineating Wetlands: Rutgers University

**EXPERIENCE****1997 to Present**

**Senior Planner / Landscape Architect, TIM MILLER ASSOCIATES, INC.** Mr. Wells has over 30 years' experience in the environmental design disciplines. He is responsible for project management and technical leadership relating to site design, landscape design, wetland mitigation planning, land use, zoning, and land development programs. Mr. Wells develops strategies for achieving project objectives and obtaining the necessary permits, coordinates and manages project staff and team consultants, represents clients at public hearings, and provides expert guidance in the development review and approval process.

Mr. Wells is well respected for his innovative and effective environmental design programs including wetland impact mitigation, visual impact mitigation, and construction monitoring. He provides environmental planning expertise through writing and production of environmental impact statements, development feasibility studies, and land use and zoning assessments. Mr. Wells is instrumental in achieving successful outcomes in environmental litigation. As a registered landscape architect, Mr. Wells provides land planning and site design expertise in site development planning, subdivision layouts, grading and planting plans, tree preservation plans, and impact mitigation plans. Mr. Wells is experienced with various visual impact assessment techniques. His experience includes on-site environmental compliance inspections and broad interface with regulatory agencies. Project involvement with TMA clients includes the following:

- ◆ Golden Triangle Mixed-Use Development, Wallkill, New York. Project manager in charge of environmental review documents for a mix of uses on 93 acres of land, including 550,000 square feet of commercial/retail space, a 90-unit residential component, and a new interchange onto Interstate 86.
- ◆ Fairways Condominiums, Wallkill, New York. Project manager for detailed environmental assessment of 217 unit upscale gated community, including noise and visual analyses, assessment of effects on neighborhood character, and thorough demonstration of zoning conformance.
- ◆ Rolling Meadows Subdivision, LaGrange, New York. Project manager for full environmental review of a 133 unit residential subdivision, obtaining approval of a cluster plan that preserves a significant portion of the site's natural resources.
- ◆ Somers, Greenburgh, Katonah-Lewisboro, Tuckahoe School District Environmental Reviews. Project manager for a variety of school expansion projects, assisting Districts to comply with New York State requirements for environmental review, including assessment of potential impacts, production of environmental documents, presentation of projects in public meetings, and development of mitigation solutions to project impacts. Extensive involvement with project architects, engineers and attorneys.

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- ◆ Commercial/Retail Centers, Various Sites in the Hudson Valley, New York. Project team coordination to produce environmental impact statements, wetland mitigation plans, habitat protection plans, archaeological site preservation plans, aquifer protection plans, and traffic mitigation plans for a number of proposed development projects located in urban, suburban and semi-rural settings. Facilitate consideration of design alternatives to mitigate environmental concerns and advocate project merits to obtain approvals.
- ◆ Trump National Golf Club, Briarcliff Manor, New York. Project environmental planner and landscape architect. Manage project team to produce environmental impact statement (EIS) for reconstruction of aging golf course and development of exclusive residential component. Coordinate meetings with local boards and officials to obtain approvals of environmental, engineering, and architectural program. Coordinate preparation of visual perspective renderings using photo-simulation techniques, illustrative sight line drawings, and presentation graphics. Effect approvals of tree preservation plans, landscape planting plans for the golf course and residential component, landscape treatments associated with increased visibility, and of a detailed management program for water hazards including buffer and littoral zone planting. Supervise implementation of planting.
- ◆ High Point Village, Ryebrook, New York. Prepare wetland mitigation plans for the creation of new wetland habitats surrounding water quality detention basins on this proposed 140-acre residential planned unit development.
- ◆ Cortlandt Town Center, Cortlandt Manor, New York. Monitor the implementation of constructed wetland mitigation areas and stormwater management facilities as the compliance inspector for the Town. Coordinate design revisions to accommodate grading and drainage changes during construction of the 800,000 sf retail facility.
- ◆ French Hill Golf Club, Yorktown, New York. Develop a series of visual assessments of potential views to a proposed golf facility from the Taconic State Parkway, a designated scenic highway, prepare detailed visual impact assessment, and present at public hearings.
- ◆ Philipstown Planning Board Consultations, Philipstown, New York. Review subdivision and site plan applications submitted to the Planning Board for zoning compliance and provide direction and recommendations on various planning issues to the Board. Prepare bond estimates.
- ◆ Gateway/Fairways Mixed Use Development, Carmel, New York. Prepare written and graphic assessments of visual conditions and potential visual impacts of a hillside development of commercial, retail and residential sites.
- ◆ Britain Woods, Town of Newburgh, New York. Participate in project team conceptual planning, assess zoning conformance and establish parameters for extensive list of variances to obtain zoning approval for innovative, upscale condominium development. Manage production of EIS and presentation of the project before the public to obtain approvals.

**1993 to 1997**

**Environmental Program Manager, US Army Corps of Engineers & JM Waller Associates, Inc.**  
Queens, New York. Independent contractor for ACOE responsible for managing the environmental regulatory compliance program, monitoring and reporting, and hand-on assistance at 88 US Army Reserve facilities of the 77th Regional Support Command in New York State and New Jersey.

- ◆ Environmental Program Management, US Army Reserve, New York and New Jersey. Establish and manage \$3.4 million annual budget for planning and programming environmental compliance projects to evaluate, design, manage and restore 88 Federal facilities in NY and NJ. Initiate fund requests with Reserve Command in Atlanta, substantiate and lobby to obtain program funding, and coordinate and evaluate project progress. Projects include hazardous material/hazardous waste storage facility upgrades, spill cleanup, national defense site restoration, chemical inventories, and toxic substance surveys, Clean Water projects, storage tank closures and upgrades, and

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stormwater permitting. Review and comment on CERCLA documents prepared for site cleanup and restoration actions. Review and comment on NEPA documents prepared for Federal actions.

- ◆ Environmental Compliance Audits, US Army Reserve Facilities, New York State. Conduct internal environmental compliance audits and review contracted audits for Reserve facilities. Regularly monitor facility activities and assist facility and Command staff in upgrading management practices and physical plant to comply with all applicable Federal, State, and local environmental regulations.
- ◆ Real Estate Transaction Screens, US Army Reserve Facilities, New York and New Jersey. Perform site reconnaissance, interviews and background research and prepare site audit reports for use in Federal property transactions.

**1984 to 1993**

**President, Wells & Carruth Landscape Architects, PC.** Carmel, New York. Landscape architect and corporate officer responsible for all aspects of professional practice including marketing, business administration, project staffing and management, and preparation of construction documents. Provide expert testimony for litigation of approvals under Article 78 and litigation associated with construction conformance with approved plans. Field experience in visual impact assessments, natural resource inventories, and construction inspection. Project involvement included the following:

- ◆ Stratford Farms Environmental Impact Statement, Poughkeepsie, NY. Research, write, and assemble EIS for a 185-lot residential subdivision on an 89-acre parcel. Coordinate project team efforts throughout the review of subdivision plans and environmental issues by Town, County, and State agencies, including a soil testing program for orchard pesticides. Design numerous alternative subdivision designs for impact mitigation and presentations at public meetings. Develop a mixed density plan that ultimately won approval.
- ◆ Visual Impact Analysis and EIS for WEOK Broadcasting Corp., Lloyd, NY. Assess potential visual effects of a proposed AM radio five-tower complex using photographic simulation of post-development views and a visual impact rating method developed by partner, Carruth. Prepare EIS concentrating on land use and visual impact issues and complete the NYS SEQR process. Prepare and provide documentation and expert testimony for subsequent litigation to win a court decision overturning the local denial based on unsubstantiated aesthetic grounds.
- ◆ Queens Zoo, New York City Department of Parks and Recreation and NY Zoological Society, Queens, NY. Develop conceptual designs for animal exhibits, prepare construction cost estimates, prepare renderings and participate in building a scale model for complete reconstruction of a 15-acre urban zoo dedicated to exhibition of North American animals. Develop specialized habitats for individual animal species including rockwork, fencing systems, visitor viewing stations, and detailed plant species lists for marshland waterfowl, black bear, wolves, bobcat, and bison habitats and a sea lion pool.
- ◆ Hillside Terrace Apartments Site Plans, Poughkeepsie, NY. Prepare and process EIS for a 120-unit apartment complex through to approval. Redesign engineer's site layout, grading, lighting, planting, and erosion control plans to complete the site plan approval process.
- ◆ Salem Ridge Development, Mahopac, NY. Conduct site surveys to identify and map existing sensitive environmental features, including trees, rock outcrops, and stone walls, to increase the land values of several proposed single-family subdivisions. Design alternative subdivision layouts to preserve valuable site features on plans during the review process to obtain local approvals.
- ◆ NYS Electric and Gas Corp. Gasline Expansion, Brewster, NY. Review engineering designs and make recommendations for protection of natural resources associated with potential impacts from construction of new gas lines in the Village of Brewster. Monitor gas line installations in environmentally sensitive areas, including directing protective measures in and adjacent to wetlands and large street trees. Provide construction inspection reports for reporting to the municipality.

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- ◆ Lake Carmel Beach Improvements, Town of Kent, NY. Design lake edge and beach improvements to control erosion and drainage and enhance beach facilities at five semi-public beaches in Lake Carmel Park District. Obtain permits for improvements to recreation facilities, and lakeside erosion stabilization.
- ◆ Veterans Memorial Park Improvements, Town of Patterson, NY: Design and obtain permits for improvements to ballfields, drainage, the pondscape design and maintenance, and other park facilities in Veterans Memorial Town Park.
- ◆ Commercial Streetscape Visual Study for Town of Beekman, NY. Conduct inventories of existing land uses and streetscape visual resources within three existing commercial corridors. Write and illustrate a sketch book of recommendations for emphasis or changes in the Town's Master Plan Update and Zoning Ordinance.
- ◆ Katonah-Lewisboro Schools, Lewisboro, NY. Provide full landscape architectural services for redevelopment and new construction at several properties in the School District. Assess feasibility, develop preliminary and final designs, and estimate costs of improvements for District facilities, including running tracks, ball fields and other athletic facilities, campus parking and circulation, and remedial drainage improvements. Prepare bid drawings and contract documents, coordinate contract change orders, and conduct inspections during construction.
- ◆ New York Botanical Garden, Institute of Ecosystem Studies, Millbrook, NY. Lead instructor and instructional coordinator for team teaching of introductory level ecology-based landscape design certificate program.
- ◆ Environmental Site Assessments and Wetland Delineations. Various properties in Mid Hudson Valley area. Conduct site vegetation survey and coordinate with soil scientist's survey to delineate and document site wetlands. Locate, flag and document wetland boundaries using Town, State and Federal wetland criteria for use in planning residential and commercial development proposals. Prepare site sensitivity assessment reports to document potential impacts of site use and re-use. Conduct vegetation and wildlife habitat surveys and impact assessments, including documentation of rare and endangered species. Coordinated archaeological survey consultants for numerous properties during environmental review process.

**1980 to 1984**

**Site Designer, Kane & Carruth, Landscape Architects, PC.** Pleasantville, New York. Responsible for design development of site construction plans, drafting contract drawings, construction detailing, landscape rendering, writing specifications, photo-documentation, report writing, and illustrating for a number of site development projects. Coordinated with NYC Parks Department and NY Zoological Society during design development of several City parks, including coordinating the preliminary design team for rehabilitation of the Queens Zoo. Participated in construction of a scale model of the Zoo design, and conducted literature research and data collection including implementing user surveys for several planning studies.

**1977 to 1980**

**Planning Technician, Drafting and Graphics, Brown, Donald & Donald Planning Services, Inc.** Farmington, Connecticut. Responsible for environmental data collection, production of presentation graphics and reports, and design/drafting of site construction drawings. Team participant as project representative at public meetings, field survey technician, and computer technician. Prepare master site development plans and site design plans for Farmington Industrial Park Corporation for industrial, office, and research facilities at five prestigious industrial parks in Central Connecticut.

**PROFESSIONAL AND CIVIC AFFILIATIONS**

Registered Landscape Architect, New York license

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American Society of Landscape Architects

American Planning Association

Former Chairman, Town Planning Board, Kent, New York