

STEPHEN LOPEZ, AICP, RLA, CLA

Director of Design and Development

EDUCATION

Pratt Institute, MS, Planning, 1977

College of Environmental Science & Forestry at Syracuse University, BLA, 1973

Cornell University, Biology/Landscape Architecture, 1968-70

AWARDS

Sign Design Manual, Town of Cortlandt, Westchester Municipal Planning Federation, 1999

Affordable Housing Code, Town of Greenburgh, Westchester Municipal Planning Federation, 1998

PUBLICATIONS

Coastal Design with Natural Processes, American Society of Landscape Architects, 1985.

"Marina Planting Design", *Boat & Motor Dealer*, September 1982. (One of a series of articles for B&MD on marina related topics)

Property Stewardship: Getting Involved In Community Development, Cornell University Cooperative Extension, June 1981.

EXPERIENCE

2000- Present

Director of Design and Development, Tim Miller Associates, Inc. Mr. Lopez is a Landscape Architect and Planner with over 30 years experience in planning and design, construction and education programs. In his position with TMA he has designed numerous residential, commercial, and open space developments for private sector clients, often for sites under due diligence to determine project feasibility. He provides zoning analysis, conceptual site designs and presentation plans, environmental analysis, landscape plans, and presentations of design proposals. In this process he coordinates production of technical documents from surveyors, civil engineers, traffic engineers, wetland specialists and others as necessary to analyze development potential. For those projects for which feasibility to move forward is demonstrated, he also guides the subsequent review and approvals process by various agencies.

In addition Mr. Lopez provides planning and design services to public sector clients. In this capacity he has prepared comprehensive plans and zoning ordinances for local governments, and provides review services to several municipalities who rely on his expertise to negotiate a high level of quality development from applicants. The following is a representative sampling of recent projects.

- Pulte Homes projects in New Jersey, Dutchess, Orange and Sullivan Counties. Planning and design services have been provided for eight Pulte Homes projects. Services have included site analysis, development of concept designs, coordination of technical disciplines, preparation of presentation plans, landscape plans, wetland and stormwater planting plans, visual analyses, and SEQR forms. One project has been constructed, one is under construction and another has recently received final approvals.
- Madison Park, Town of Newburgh, New York. A concept design for a 136 unit townhouse development with clubhouse and pool was prepared for a 29 acre site with 6 acres of wetland fronting on a State Highway. Following coordination of engineering and presentations to the Planning Board, a conceptual site design was approved and final approvals are currently being processed.
- Comprehensive Plan, Zoning Revisions and Development Reviews, Village of Maybrook, Orange County, NY. In 1992 a Comprehensive Plan update and steep slopes and wetlands zoning ordinances were prepared,. In 2006 a new overall Comprehensive Plan and Annexation Study was prepared with additional zoning ordinances including a Site Plan Ordinance,

STEPHEN LOPEZ, AICP, RLA, CLA

Director of Design and Development

Subdivision Ordinance and PUD Ordinance. During this time development review services have also been provided to the Village.

- Hopewell Glen, East Fishkill, NY. A Landscape Plan was developed for this 292 unit Toll Brothers project including details for entry features, buffers, street trees, open space, rotaries, clubhouse and pool areas. Details included elevation sketches. .
- Airmont Wetland and Stormwater Mitigation Planting, Airmont, NY. A wetland and stormwater mitigation planting plan was developed for a multifamily housing development, and implemented by a TMA subsidiary, Wetland Mitigation, Inc.
- Hollowbrook Golf Club and Townhouses, Town of Cortlandt, NY. A landscape planting design was developed for the Hollowbrook Golf Course and adjacent townhouse development. The golf course has been built and the townhouse development is under construction.

1989-1999

Stephen Lopez, Town Planner and Landscape Architect. Principal in planning and design firm with both public and private sector clients. Private sector work included preparation of site plans, landscape designs and environmental studies for residential and commercial projects, and representation of clients before municipal boards. Municipal work included park, streetscape and sign design, preparation of master plans and special areas studies, preparation of new zoning ordinances and review of development proposals. Additionally, applications for NYS Environmental Bond Fund, Land & Water Conservation Fund, and HUD CDBG funds were completed. Projects included:

- Main Avenue Streetscape Design, Clifton, NJ. Secured grant-funding and subsequently developed a streetscape redesign for a 25 block inner city retail strip. In addition set up funding for a Special Improvement District, Facade Restoration Program and wrote the Main Avenue Overlay Zone to set special facade and sign regulations.
- Landscape Design plans for Talleyrand, a 25 unit residential subdivision in Tarrytown, NY, American Enterprise Park, a R&D park in Morris Plains, NJ, Woodbury Senior Center in Jericho, Long Island, E.I. Dupont & DeNemours Co. manufacturing site in Sayreville, New Jersey.
- *Sign Design Manual* for the Town of Cortlandt, NY. This was a town-wide sign design manual illustrating code requirements and recommended design guidelines which won the 1999 Westchester Municipal Planning Federation (WMPF) award.
- Design Review Consultant, City of Clifton, NJ, Planning Board and Zoning Board of Adjustment from 1993-2005. Consulting Township Planner for Lyndhurst, NJ, provided planning consulting services to the Planning Board and Zoning Board of Adjustment from 1988-1992.
- Hird Park, Clifton, NJ. Secured grant funding, designed the park renovations, and provided construction supervision.
- Continental View, Mamaroneck, NY. Prepared conceptual site plan, visual impact analysis (for SEQR) and subsequent landscape plan for housing and park development.

1993-1999

Commissioner of Planning, Town of Greenburgh, NY. Commissioner of the Department of Community Development and Conservation (part-time appointment). Managed staff of four with responsibility for all land use issues in the largest town in Westchester County. Responsibilities

STEPHEN LOPEZ, AICP, RLA, CLA

Director of Design and Development

included coordinating actions of the Town Board, Planning Board, and Zoning Board, managing SEQR, compliance with New York State Town Law and the local Zoning Code. In addition, all grant work, particularly the \$300,000 annual CDBG program, was managed as well as special projects.

Accomplishments included:

- Initiated town-wide Comprehensive Plan in 1996 (completed in 2003)
- Coordinated review of 75-125 development proposals and zoning amendments per year, many with multiple board jurisdictions and community issues
- Developed Affordable Housing code, based on income guidelines, which won the 1998 WMPF planning award and support of Westchester Housing Commission
- Wrote Conservation District overlay code that provides for preservation of fifty percent of all natural areas on underdeveloped tracts, applied to 900 acres.
- Computerized office, developed Greenburgh Planning Department website
- Established a Farmers Market in Hartsdale and a town Tree Donation program
- Coordinated purchase of 123 acre Gaisman Estate as a town park, now the Hartsdale Arboretum

1987-1988

Senior Planner, The Hudson Partnership, Inc., East Brunswick, NJ. Site planning and design services were provided for clients with retail, office and residential developments throughout northern New Jersey, New York City and Westchester County.

Accomplishments included:

- Prepared conceptual designs for numerous development proposals such as the 125+ residential unit subdivision on the Miller Tract in Piscataway, NJ
- Prepared a landscape ordinance for Washington Township, NJ
- Prepared landscape design for Windsong on the River, a subdivision in East Brunswick, NJ

1986-1987

Senior Planner, Buckhurst Fish Hutton Katz, New York, NY. Prepared master plans, zoning ordinances, regional development plans and subdivision and site plans. Reviewed development projects for municipal boards. Also managed the preparation of several major environmental impact statements.

Accomplishments included:

- Analysis of tourism sites owned and managed by the Rockefeller Brothers Fund for a Tourism Master Plan of the Hudson River Valley, NY.
- Project director for DEIS on transformation of former Willowbrook hospital site to Staten Island Developmental Center (SIDC) and College of Staten Island campus.
- Project coordinator for planning and preparation of EIS for a 520 unit cluster subdivision on FDR Jr.'s farm known as Dalton Farms, Beekman, NY.

1977-1986

Cornell University Sea Grant Program, NYC and Hudson River Valley Offices. Interpreted and disseminated program funded research results, conducted applied research, and organized educational programs on various waterfront planning issues. Worked with local governments and environmental and business organizations to develop and implement waterfront improvements.

STEPHEN LOPEZ, AICP, RLA, CLA

Director of Design and Development

Accomplishments included:

- Coordinated the first regional scenic quality conference in the Hudson River Valley with Scenic Hudson, a regional not-for-profit organization, and co-edited proceedings.
- Organized Hudson River Marine Trades Associations, trade group of marine oriented business.
- Authored *Coastal Design with Natural Processes*, Technical Information Bulletin. Published by the American Society of Landscape Architects.

1973-1977

Planner, NYC Department of Parks & Recreation, New York, NY. Designed park improvements in the Design Division, and subsequently worked in the Construction Division supervising park and street tree installations. Also worked in Capital Projects Division conducting planning studies of capital improvements needs for park and recreation facilities, assisting in preparation of the capital budget and representing the agency before Community Planning Boards. Accomplishments included:

- Prepared design plans for various City park and parklet improvements.
- Conducted study of fee impact on users and circulation at the Central Park Zoo.
- Supervised various stages of selection, siting and planting of 15,000 street trees in the Bronx and Manhattan.
- Coordinated preparation of the draft annual \$35 million agency capital budget in consultation with various division heads and Community Planning Boards.
- Presented Agency proposals to Community Planning Boards.

PROFESSIONAL AFFILIATIONS

- Member, American Institute of Certified Planners
- Registered Landscape Architect, New York State
- Certified Landscape Architect, New Jersey

VOLUNTEER ACTIVITIES

- Member, Pleasantville Planning Board