

CITY OF NEW ROCHELLE

Flowers (City) Park - Spec No. 5820

OCTOBER 29, 2025



Submitted by:

**THE
YOUNG
COMPANIES**

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DISCLAIMER

Forward-Looking Statement. This Proposal includes forward-looking statements that are subject to various risks and uncertainties and include all statements that are not historical statements of fact and those regarding YC's intent, belief or expectations. These forward-looking statements are based on certain assumptions and expectations, and YC's ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Although YC believes that expectations reflected in any forward-looking statements are based on reasonable assumptions, YC can give no assurance that YC's assumptions or expectations will be attained, and actual results and performance could differ materially from those projected.

FLOWERS PARK



TRANSMITTAL LETTER

October 29, 2025



Purchasing Office
City of New Rochelle City Hall
515 North Ave
New Rochelle, N.Y. 10801
Attn: Karin Conca, Purchasing Specialist

**Re: Flowers (City) Park
Request for Master Redeveloper Proposal (RFP), Spec. No. 5820**

Dear Selection Committee,

The Young Companies ("YC"), working jointly with [REDACTED] its project team, is proud to present the enclosed proposal for Project Flowers (the "Project")—an initiative designed to bring the City's vision for a reimagined Flowers Park to fruition.

YC, as a long-time resident and member of the New Rochelle community, embraces the opportunity to create a Community Sports Center of Excellence through a Public-Private Partnership with the City. As a trusted development partner, we are committed to the City's goals of preserving and enhancing the characteristics and facilities of Flowers Park (the "Park"), delivering world-class recreation and sports facilities, allowing for the introduction of women's and men's professional sports to the City, and increasing public access to the Park and its many amenities.

We are a Local + Specialized Team. The Project will be led by YC and joined by its dedicated team of industry-leading professionals, many of whom are rooted in the City and Westchester County.

The Young Companies is a New Rochelle-based, full-service real estate development company with decades of experience in the development, construction, and management of mixed-use, commercial, recreational, and residential projects. The Young Companies have transformed emerging corridors of Westchester County through landmark mixed-use developments and dedicated community investment. Their flagship project, The Rockwell, features 114 residential units and 21,000 square feet of commercial space. Simultaneously, the Young's philanthropic initiatives—such as the Jack's Friendship Garden, one of the most inclusive play spaces in Westchester—underscore its commitment to creating not just buildings, but thriving communities. Their proven blend of bold vision, strong execution, and community-focused impact makes them a standout partner for mission-driven development.

[REDACTED]

CHA Consulting, Inc. (CHA) is comprised of dedicated sports and recreation design specialists whose expertise results in award-winning solutions, community recreation centers, and sports facilities. CHA has designed some of the nation's premier sports and recreation facilities for municipal clients across the country, including Chatham County, the City of Myrtle Beach, the City of Garden City, and more.

Cuddy & Feder LLP has proudly served as a trusted legal partner across New York and Connecticut for more than 50 years. Its work in the City has helped further Downtown's transformative renaissance into a walkable, transit-oriented hub for residents to live, work, and play, as well as to revitalize formerly underutilized shoreline properties into waterfront developments with public and community spaces that will benefit the City and its residents for generations.

Together, the Project Team will collaborate with the City to maximize this once-in-a-generation opportunity to create a better legacy for New Rochelle, its residents, and the greater community.

We Have Extensive Sports + Recreation Experience. With over 40 years of combined sports and recreation experience, we will help the City create a destination that inspires athletic achievement, fuels community pride, and drives economic vitality. The Project will preserve the Park's character while providing a fully redeveloped complex featuring premier athletic fields, courts, ice rink(s), pavilions, community spaces, a stadium, community pool and bathrooms, playground, and support amenities; vibrant concessionary and retail; ample parking; and seamless year-round programming for residents of all ages.

We Offer a Client-Driven Approach. Our approach to a successful project starts with communication. We listen and work diligently to fully understand the City's needs, goals, and priorities, as well as those of City organizations and residents, allowing us to establish ongoing, consistent communication until the Project is complete. Our thorough knowledge and experience of the Project, our proximity to you, our determination to support rather than direct, and our understanding of the City will enable us to deliver forward-thinking designs that produce quality results and provide sustainable, cost-effective solutions.

We are proud of our track record of success and are eager to partner with the City to enhance the Park for its residents and the greater community. Our Team's familiarity with the local, county, and state requirements and regulations, combined with our innovative approach to design and planning, positions us as the ideal partner to help you achieve your goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'RCY', is written over a faint, circular, light-gray watermark that contains the text 'The Young Companies'.

Robert C. Young, Managing Member
The Young Companies LLC¹

¹ The enclosed proposal for Flowers (City) Park is binding for ninety (90) days from the submission deadline on October 29, 2025.

MEMORIAL STADIUM, GA



STAFF EXPERIENCE

PROJECT TEAM

Stronger Together.

Our team brings a synergistic approach to planning, design, and problem-solving. We are united by our commitment to rigor, innovation, and doing what's right for each client at every turn. Our team embraces complexity and challenge, seeing them not as obstacles but as opportunities to push the boundaries of what is possible. We recognize that the best solutions emerge from a process that is both highly disciplined and deeply creative, where technical precision, strategic planning, and design vision reinforce one another. Our partnership is built on more than just expertise—it is founded on a shared belief in the power of collaboration to elevate our work, enrich our process, and craft solutions that endure, inspire, and serve their communities for generations.

The Young Companies (YC), as the prime consultant, will lead the Flowers Park project with strategic oversight and proven expertise in New Rochelle. Led by Bob and Donna Young, they are New Rochelle based developers and builders of commercial, residential, and sports projects throughout New Rochelle and Westchester County. The Young Companies have been instrumental in completing various developments in the City that have transformed neighborhoods and fostered community growth. YC has invested a lifetime of commitment to community efforts in New Rochelle and the greater Westchester area. Beyond their professional achievements, Bob and Donna's commitment to community is embodied in the Jack Robert Young Memorial Foundation. Inspired by their son, the foundation created Jack's Friendship Garden, Southern Westchester's first barrier-free playground, designed to promote inclusion for children of all abilities. Through The Young Companies, Castle Rock Construction, and their philanthropic efforts, they have had profound impact on New Rochelle, creating spaces where people live, work, and connect. As New Rochelle natives, their work is deeply personal, driven by a love for their hometown and a vision for its future. Together, they continue to grow, grounded in service and lifted by a shared commitment to their community.

**THE
YOUNG
COMPANIES**

Key Contact:

Bob Young, President + CEO

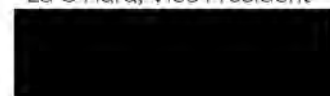
**THE
YOUNG
COMPANIES**

CHA Consulting, Inc. (CHA) are nationally recognized experts in the design of sports and recreational facilities. Comprised of landscape architects, engineers, architects, turf specialists, sport court and rink experts, and aquatics designers, our team has planned and designed both indoor and outdoor sports and recreational projects at over 200 municipal parks and facilities across the country. Driven by hard work built on long-term relationships and successful growth, our sports and recreation experts offer innovative solutions to meet the changing challenges of site planning, architecture, and design while keeping our clients' budgets a priority. Our qualified staff of landscape architects and engineers are able to provide a range of services from preliminary site planning and construction cost estimating, site feasibility and due diligence, to full construction design and permitting with great attention to quality control and assurance. We pride ourselves on proven professionalism with the experience and technology to tailor our services around the needs of the client and the requirements of the project. Our team has over 30 years of experience in the design of sports and aquatic facilities, including municipal sports complexes.



Key Contact:

Ed O'Hara, Vice President

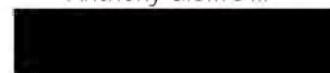


Cuddy & Feder LLP has proudly served as a trusted legal partner across Westchester, the Hudson River Valley, New York City, and Connecticut for more than 50 years. The Firm offers comprehensive counsel in real estate; public and private finance (including tax-exempt and taxable bond financing); land use, zoning, and development; non-profit organizations; digital infrastructure; energy and environmental law; litigation and appellate practice; cannabis law; and trusts, estates, and elder law. Recognized in the Chambers Regional Spotlight Guide for New York and consistently ranked among U.S. News – Best Law Firms, Super Lawyers, and Best Lawyers, Cuddy & Feder is known for excellence, integrity, and deep community roots. With enduring relationships among local leaders, institutions, and decision-makers, we remain dedicated to providing innovative legal solutions and exceptional client service across the region.



Key Contact:

Anthony Gioffre III







Anthony B. Gioffre III

Practice Groups

Digital Infrastructure
Energy + Environmental
Land Use, Zoning + Development

Tony is Managing Partner at the firm and was a member of the firm's Management Committee for over ten years. He practices in real estate development, zoning, environmental law and related litigation. Tony regularly represents national developers, retailers, religious institutions, individuals and the telecommunications industry before municipal and state land use, zoning and environmental agencies. Tony assists clients with all aspects of the land use permitting and regulatory compliance process, including compliance with New York's State Environmental Quality Review Act (SEQRA).

Tony regularly publishes articles and lectures across the country at Continuing Legal Education Seminars on current land use and zoning issues. He is also a New York State approved real estate instructor.

Education

- Pace University School of Law, J.D.; 1994
- Boston College, B.A.; 1991

Admissions/Courts

- New York
- Connecticut
- U.S. Court of Appeals for the Second Circuit
- U.S. District Court for the Southern District of New York
- U.S. District Court for the District of Connecticut

- The Best Lawyers in America®, 2026
- Distinguished Service Award, Elisabeth Haub School of Law at Pace University, 2024
- City & State Hudson Valley Power 100 list, 2024
- City & State Westchester Power 100 list 2022, 2023, 2025
- SuperLawyers® New York Metro Edition, 2020-2025

Professional Associations

- Business Council of Westchester, Clean Energy Action Coalition, Model Local Law Roadmap Co-Chair
- Westchester County Association Affordable Housing, Task Force Member
- Westchester County Association, Real Estate Task Force Member
- Hudson Valley Economic Development Corporation, Executive Committee and Board Member
- Port Chester/Rye Bar Association, President; 2000-2012
- New York State Wireless Association, Regulatory Committee Chairman, Board of Directors 2010-2017
- New York State Bar Association, Member
- Connecticut Bar Association, Member

Community Service

- Burke Rehabilitation Hospital, Board of Directors; 2006-2019
- Burke Foundation, Board of Directors; 2017-present
- Burke Neurological Institute, Board of Directors; 2017-present
- Pace University School of Law, Alumni, Board of Directors; 2005-2011
- Newtown Youth Wrestling Association, Past President



Daniel L. Conant

Practice Groups

Digital Infrastructure

Energy + Environmental

Land Use, Zoning + Development

Dan is an Associate in the firm's Land Use, Zoning & Development, Digital Infrastructure and Energy & Environmental groups. He advises developers, property owners, and institutions on securing approvals for commercial, mixed-use, and residential projects. His practice includes site plans, special permits, variances, subdivisions, zoning text and map amendments, real estate transactions, and land use litigation.

Prior to joining Cuddy & Feder, Dan gained experience at private law firms and the Stamford Superior Court, focusing on entitlements, regulatory compliance, environmental due diligence, transactional real estate, and administrative appeals. Dan earned his J.D., *summa cum laude*, from the Elisabeth Haub School of Law at Pace University and his B.A. in Environmental Studies from Dickinson College. He is admitted to practice in Connecticut and New York.

Education

- Elisabeth Haub School of Law at Pace University, J.D., *summa cum laude*
- Dickinson College, B.A., Environmental Studies

Admissions/Courts

- New York
- Connecticut

Awards + Recognitions

- Best Lawyers: Ones to Watch® in America, 2026

Professional Associations

- New York State Bar Association
- Westchester County Bar Association
- Connecticut Bar Association
- Fairfield County Bar Association

Community Service

- Pace Environmental Law Alumni Association, *Co-Chair of Connecticut*
- Friends of the Lake, *Member*



SALT LAKE CITY REGIONAL ATHLETIC COMPLEX



Ed O'Hara, RLA

Lead Sports Designer

Ed has 40 years of progressive sports facility planning, design, and project management experience. As the founder of CHA's sports group, he quickly made a name for himself with D1 universities, school districts and local governments. Having designed over 650 synthetic turf fields, Ed is one of the country's premier sports designers and a sports turf specialists. Since joining CHA in 1988, Ed has been a part of over 1,250 sports and recreation projects all throughout the country. Representative project experience includes:

Education

SUNY College of Environmental
Science and Forestry, NY
B.S. in Landscape Architecture

State University of
New York at Delhi, NY
A.A.S. in Environmental Science

Registration + Certifications

Registered Landscape
Architect: **NY** [REDACTED] SC, TN

Memberships + Affiliations

American Sports Builders
Association

American Society of Landscape
Architects

Sports Turf Managers
Association

Synthetic Turf Council

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

Salt Lake City Corporation, Regional Athletic Complex

Salt Lake City, UT • 2012 to 2015 • [REDACTED]

Henrico County, Glover Park Master Plan, Phase 1 + Phase 2

Henrico, VA • 2015 to 2026 • [REDACTED]

Maryland Soccer Foundation, Maryland SoccerPlex

South Germantown, MD • 2000 to 2012 • [REDACTED]

City of Overland Park, Overland Park Youth Soccer Complex

Overland Park, KS • 2006 to 2009 • [REDACTED]

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Northwest Missouri State University, Hughes Fieldhouse

Maryville, MO • 2016 to 2018 • [REDACTED]

Town of Abingdon, The Meadows Sports Complex

Abingdon, VA • 2016 to 2022 • [REDACTED]



THE MEADOWS SPORTS COMPLEX



Education

SUNY College of Environmental
Science and Forestry, NY
M.S. in Landscape Architecture

State University of New York at
Cortland, NY
B.S. in Environmental Design

Registration + Certifications

Registered Landscape

Architect: NY [REDACTED]



Cady Lindsay, RLA

Landscape Architect

Cady is a landscape designer with seven years of experience in design, schematic design and construction documentation for municipal facilities, colleges and universities, and high schools. Her projects have included soccer and baseball complexes, synthetic and natural turf fields, track and field facilities, and swimming pools. Throughout her career, Cady has been a part of the design team for over 250 sports and recreation projects all throughout the country. Representative project experience includes:

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

Henrico County, Glover Park Master Plan

Henrico, VA • 2015 to 2016 • N/A

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Town of Cortlandville, Gutches Lumber Sports Complex

Cortlandville, NY • 2016 to 2019 • [REDACTED]

Town of Abingdon, The Meadows Sports Complex

Abingdon, VA • 2016 to 2022 • [REDACTED]

University at Buffalo, Murchie Family Fieldhouse + Tennis Center

Buffalo, NY • 2016 to 2019 • [REDACTED]

City of Johnson City, Winged Deer Athletic Complex

Johnson City, TN • 2021 to 2024 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, Saratoga State Park Peerless Pool

Saratoga Spa, NY • 2024 to 2026 • [REDACTED]





Education

Cornell University, NY
B.A. in Architecture

Registration + Certifications

Registered Architect: CT, DE,
FL, GA, IN, MA, MD, ME, MO,
NC, NJ, NY, RI, SC,
VA, VT

American Institute of Architects

LEED Accredited Professional

National Council of
Architectural Registration
Boards

Memberships + Affiliations

Boston Society Architects
Foundation



MARY WINDER COMMUNITY CENTER

Karl D. Leabo, AIA, LEED AP

Sports Architect

Karl has 39 years of experience as a project designer and team leader, focusing on the college/university sports and municipal recreation markets. A key member of CHA's sports practice, his projects range from the master planning and programming of new indoor and outdoor developments to the renovation and expansion of existing facilities nationwide. Karl's pursuits cover virtually every form of sports activity undertaken by the competitive athlete and recreation enthusiast. Representative project experience includes:

Manhattanville College, Athletic Improvements Planning Study

Purchase, NY • 2023 to 2024 • N/A

City of Garden City, Garden City Gymnasium Complex

Garden City, GA • 2021 to 2026 • [REDACTED]

Henrico County, Glover Park Master Plan, Phase 1 + Phase 2

Henrico, VA • 2015 to 2026 • [REDACTED]

Boston College, Harrington Athletics Village

Brighton, MA • 2016 to 2020 • [REDACTED]

NYS Office of Parks, Recreation & Historic Preservation, FDR State Park Pool

Yorktown Heights, NY • 2018 to 2021 • [REDACTED]

Northwest Missouri State University, Hughes Fieldhouse

Maryville, MO • 2016 to 2018 • [REDACTED]

City of Johnson City, Winged Deer Athletic Complex

Johnson City, TN • 2021 to 2024 • [REDACTED]

Oneida Indian Nation, Mary Winder Community Center

Verona, NY • 2021 to 2024 • [REDACTED]

Albany County, Albany County Hockey Facility Study

Loudonville, NY • 2024



WINGED DEER ATHLETIC COMPLEX



PROJECT APPROACH, REQUIREMENTS + CAPABILITIES



WE UNDERSTAND YOUR GOALS

Project Flowers envisions a Public-Private Partnership between the City of New Rochelle (the “City”) and local- and regional-based organizations that will transform Flowers (City) Park (“Flowers Park” or the “Park”) into a community-centered, environmentally sustainable, sports-focused hub that provides year-round access to premier athletic, recreational, and communal facilities for the greater New Rochelle community. In addition to preserving all the facilities of the existing Park, which will be retained, improved, and expanded—including the number of fields available for City and youth programs, honoring the Flowers and Fosina names, and preserving the historic 1923 building and the Park’s role as a vital community asset—Project Flowers will bring a multi-purpose stadium, ice rink(s), community spaces, community pool, and other amenities to the Park and the New Rochelle community (collectively the “Facilities”).

1. Background

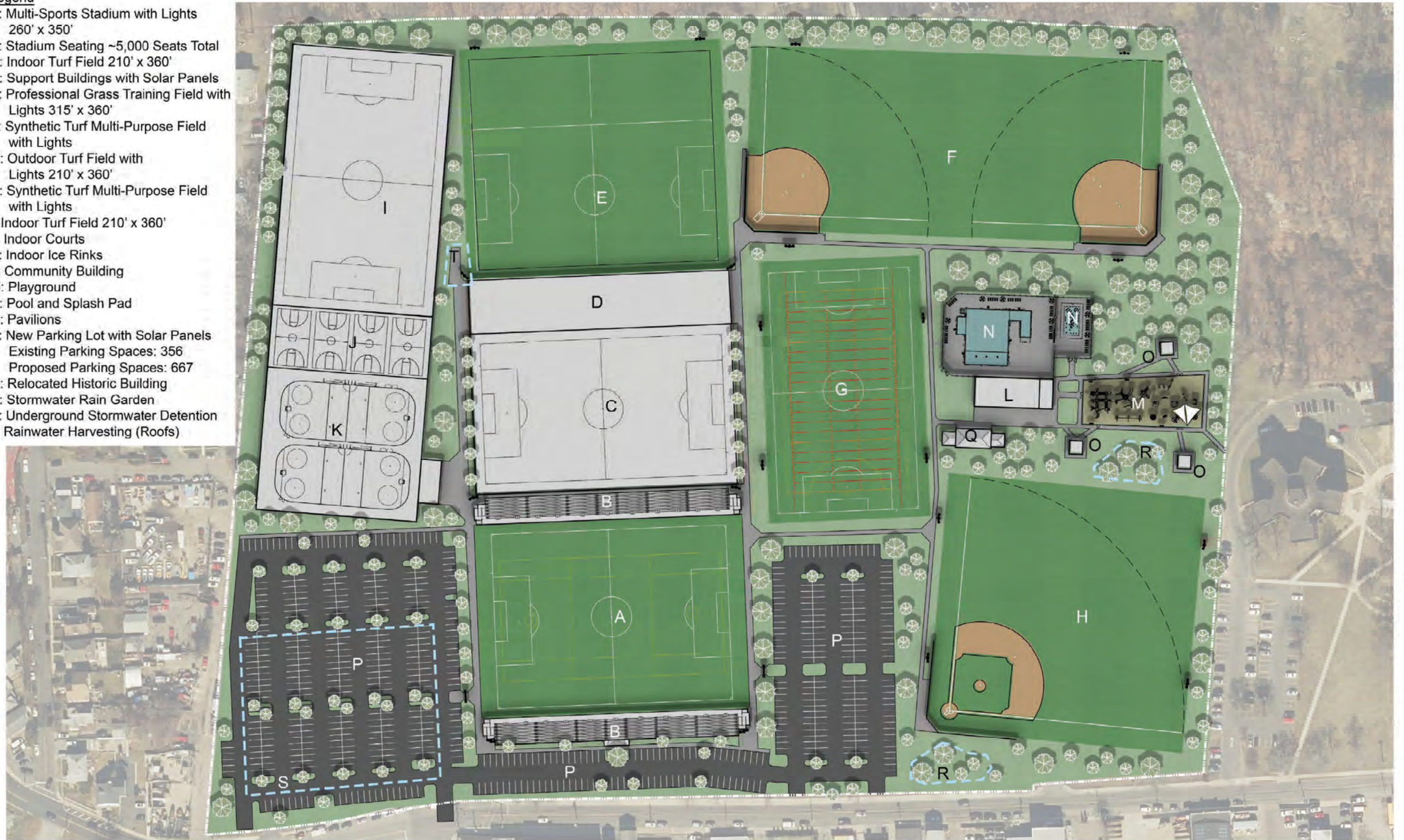
Project Flowers (or the “Project”) seeks a Public-Private Partnership with the City (the “Partnership”) to build a community-oriented recreation and sports center of excellence at Flowers Park, including new world-class Facilities that would allow for the introduction of women’s and men’s professional sports.

The Project plans to also provide the City community with increased access to the significantly enhanced Facilities and a premier venue that will stimulate interest within New Rochelle and its economy. The Project plans to more than double the current number of fields, courts, and facilities at the Park, ensure availability for City residents and organizations, and permit year-round usage of the Facilities due to its indoor spaces, which the City community currently lacks. Additionally, the Facilities will include public spaces for programming for seniors, teens, and youths, as well as after-school programs.

The Park and the new Facilities will also provide stormwater and flood mitigation, significant solar power generation capability, increased noise abatement, enhanced parking, and all exterior lighting would use cut-off LED fixtures, dramatically reducing the Facilities’ power consumption and light pollution in surrounding areas. Importantly, the construction of the Project would be strategically sequenced and phased to ensure minimal disruption to ongoing activities and users of Flowers Park. The Project envisions the Facilities and Park featuring top-quality concessions with a diverse range of offerings, creating an inviting destination where community members can play, watch, shop, socialize, and dine.

Legend

- A: Multi-Sports Stadium with Lights
260' x 350'
- B: Stadium Seating ~5,000 Seats Total
- C: Indoor Turf Field 210' x 360'
- D: Support Buildings with Solar Panels
- E: Professional Grass Training Field with Lights 315' x 360'
- F: Synthetic Turf Multi-Purpose Field with Lights
- G: Outdoor Turf Field with Lights 210' x 360'
- H: Synthetic Turf Multi-Purpose Field with Lights
- I: Indoor Turf Field 210' x 360'
- J: Indoor Courts
- K: Indoor Ice Rinks
- L: Community Building
- M: Playground
- N: Pool and Splash Pad
- O: Pavilions
- P: New Parking Lot with Solar Panels
Existing Parking Spaces: 356
Proposed Parking Spaces: 667
- Q: Relocated Historic Building
- R: Stormwater Rain Garden
- S: Underground Stormwater Detention
- T: Rainwater Harvesting (Roofs)



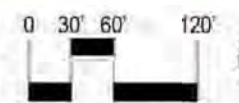
FLOWERS PARK

Flowers Park Master Plan

Concept Plan

New Rochelle, NY

October, 2025



2. Core Project Elements

- *Design a modern, year-round accessible sports facility that reimagines new opportunities while replacing and enhancing existing athletic fields, courts, playgrounds, water features, bathrooms, pavilions, picnic areas, and support amenities.*

As illustrated by the Conceptual Master Plan, the Project plans to replace and enhance the existing features of Flowers Park by providing Indoor Turf Fields, Courts, Ice Rink(s), which will support ice hockey, figure skating, and public skate,² multiple Community Spaces, including a Community Building, Playground, Pool and Splash Pad, three (3) Pavilions, and maintaining the 1923 building,³ Support Buildings,⁴ Outdoor Baseball and Softball Fields,⁵ as well as a Multi-Sport Stadium,⁶ Grass Training Field,⁷ an Outdoor Turf Field,⁸ and Enhanced Parking Areas with nearly 700 parking spaces⁹.

- *Preserve and integrate the historic 1923 building as a central and celebrated element of the park's design.*

The 1923 building is a central and celebrated element of the Master Plan, located in the heart of the reimagined Flowers Park and serving as the visual focal point from approximately half of the Park's 5th Avenue frontage. Project Flowers recognizes the importance of this building and proposes preserving and integrating it into the reimagined Park.

- *Design an integrated retail and/or concession spaces to enhance the visitor experience while maintaining the park's character.*

The Facilities will feature first-rate modern amenities, concessions, and retail spaces to enhance the visitor experience, integrated in a way that maintains the Park's existing community character.

- *Incorporate the design of a community center space that can serve as a hub for local community activities, provide spaces for recreation, meetings, and events in coordination with the proposed sports facility.*

The Facilities will incorporate multiple community spaces, including the preservation and restoration of the 1923 building (Area Q), and the proposed Community Building (Area L) will provide community spaces for activities, educational and recreational opportunities, and community programming, as well as provide bathrooms and changing facilities for the Community Pool and Splash Pad (Area N) and Playground (Area M). These Facilities, in combination with the other components of the Project, would create multiple public venues that can host meetings, events, and programming for a variety of groups and City residents.

- *Incorporate the design of a community pool.*

The Project plans to include a Pool Complex for residents of all ages featuring a new community pool, a "Splash Zone" with ground water park spray equipment, and themed structures for the enjoyment of the youngest community members on hot summer days (Area N). Bathrooms and changing facilities would be located in the adjacent Community Building.

- *Devise a Continuity of Operations Plan to ensure uninterrupted recreational programming and community services during construction.*

² Areas C, I, J, and K

³ Areas L, M, N, O, and Q, respectively

⁴ Area D

⁵ Areas F and H

⁶ Areas A and B

⁷ Area E

⁸ Area G

⁹ Area P

¹⁰ Area N

YC will work with the City to develop and coordinate a Continuity of Operations plan should construction of the Project and its Facilities interrupt existing recreational programming and community services at Flowers Park. Construction of the Project plans to be phased to minimize any disruptions and preserve usable facilities at all times.

- *Enhance and rehabilitate secondary park/field sites in New Rochelle to offset any loss of services during the park's redevelopment.*

To the extent that the Continuity of Operations Plan mentioned above results in a loss of services, YC will work with the City to enhance and rehabilitate secondary parks and fields in New Rochelle to address any such losses.

3. Infrastructure + Environmental Enhancements

- *Design stormwater infrastructure improvements in coordination with the City's ongoing drainage and resiliency initiatives.*

YC will work with the City to improve the stormwater management infrastructure of the Park and is familiar with the City's current Stormwater Mitigation projects and initiatives for City Park and 5th Ave. The Project Team plans to build upon these initiatives in coordination with the City during the design phase.

- *Incorporate flood mitigation, sustainability, and resiliency upgrades throughout the site.*

In consultation with the City's Department of Public Works, the Project plans to incorporate flood mitigation, sustainability, and resiliency upgrades throughout the Site, with the details of these upgrades finalized during the Project's design phase.

- *Incorporate meaningful noise and light abatement measures with performance standards to be developed during the design phase and verified post construction, enhanced parking, and energy- efficient systems.*

The Project and its Facilities will incorporate meaningful noise and light abatement measures. As currently detailed, all exterior lighting at the Facility will feature cut-off LED fixtures, which have minimal light spillage compared to the current illumination at Flowers Park. Noise from the Facilities will be significantly abated due to the introduction of indoor spaces, and the proposed location of the Stadium is more than five hundred feet (500') further away from the adjacent residential neighborhood than the existing Joseph F. Fosina Field and City Park Stadium.

Additional noise and light abatement measures will be identified and implemented during the design phase. The Facilities will be built to the efficiency standards in place at the time of development, and their electrical usage will be reduced by the proposed solar canopies over certain parking areas and rooftop solar arrays on certain Facilities. The cumulative effect of the aforementioned will result in measurable improvements over existing conditions.

- *Demonstrate a commitment to sustainability, including energy-efficient design, green building materials, stormwater management, renewable energy integration, and alignment with LEED, Passive House, or similar standards.*

YC's commitment to sustainability is illustrated by the proposed rooftop solar arrays on certain Facilities and the solar parking canopies in specific Parking Areas. The Project and its Facilities will be designed and constructed in conformance with all statutory, regulatory, and code-based requirements for efficiency and stormwater management. Green building materials and energy-efficient designs (e.g., passive solar) will be identified and incorporated in the Project during the design phase.

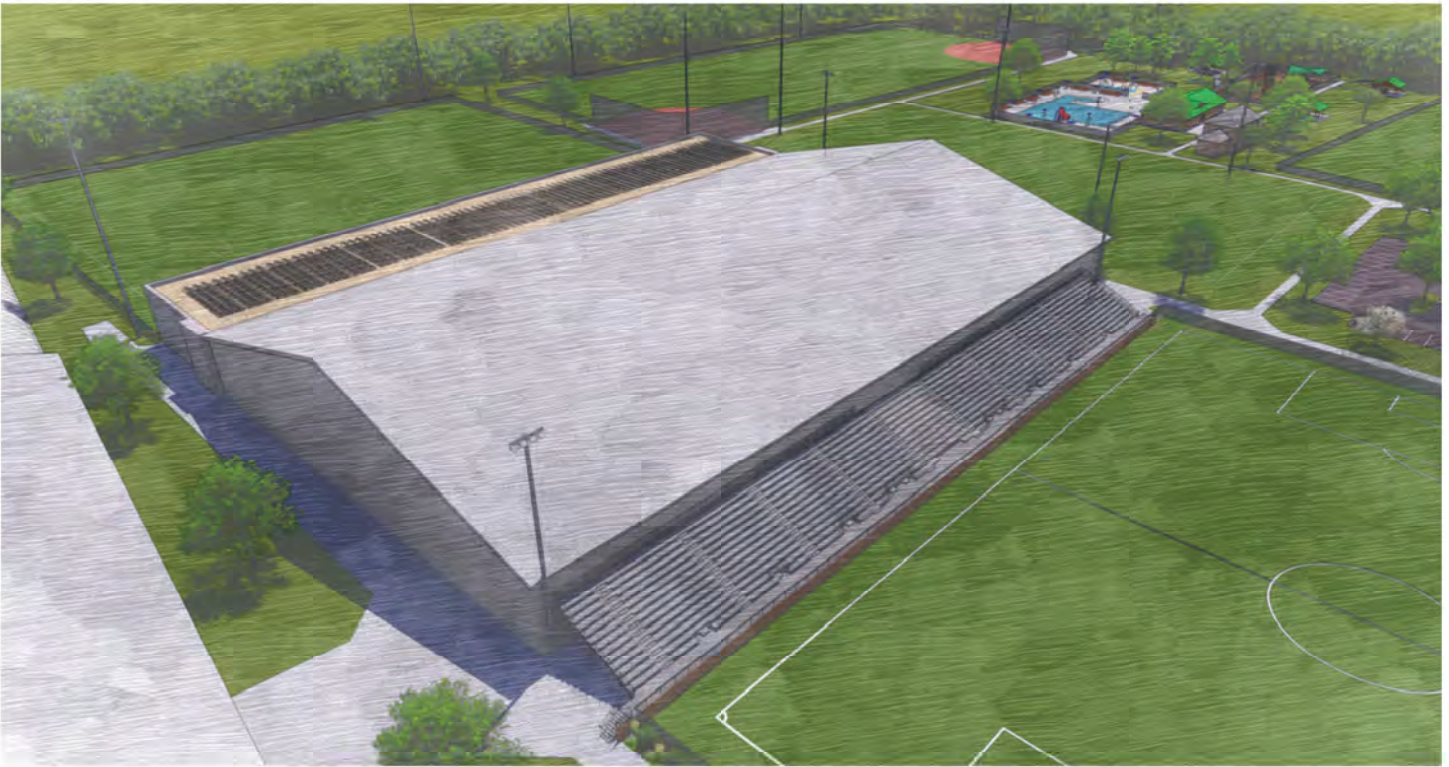
4. Operational Standards + Partnerships

- *Devise an operation plan to co-manage the facility with the City of New Rochelle, at its highest standards of public service, programming and maintenance. Maintain a high level of recreational usage the park already exhibits*

The operation of the Facilities is envisioned as a shared responsibility between YC and the City to ensure community access, the highest level of efficiency, and long-term sustainability. Specific components of the Facilities will be operated primarily by YC, while the City will manage others. For example, strictly public Facilities—including the Community Pool and Splash Pad, the 1923 historic building, and the Community Building—will be managed by the City to ensure the broadest public benefit and alignment with community programming objectives.

The Project and its Facilities are expected to provide greater accessibility and a higher level of recreation usage than the greater City community currently enjoys, to the benefit of the youth sports teams and associations that utilize the Park. This could be achieved through the provision of more than twice the number of facilities and amenities that currently exist, as illustrated by the Concept Plan's many sports and recreational Facilities, such as:

- The relocation, enclosure, and upgrading of the two (2) existing outdoor artificial turf fields (Areas C and I), with Area I expanded to include indoor courts for basketball, futsal, indoor/box lacrosse, volleyball, and other court sports (Area J), and the provision of at least one ice rink to accommodate ice hockey, figure skating, and public skate (Area K). Enclosing these Facilities will allow year-round use, thereby increasing recreational opportunities in the City.
- The full-size baseball field (Area F) and adjacent softball/baseball fields (Area H), the latter of which features outfield areas that can be used for other sports and recreational activities when not being used for softball or baseball.



- The Multi-Sport Stadium (Area D), which will contain approximately 4,000-5,000 seats, would have the flexibility to host football, soccer, lacrosse, field hockey, and baseball games/practices. The Stadium would also be able to host community events such as graduations, concerts, and other public programming.
- Support Buildings consisting of office space(s), fitness and gym facilities, multi-purpose rooms, locker rooms, concessions, restaurants, dining areas, and other modern amenities (Area D).
- The Grass Training Field that would be the home practice field for top-level sports teams, featuring a natural grass surface with irrigation, drainage systems, and underground heating to enable year-round outdoor use (Area E).
- The Outdoor Fields will be lit by cutoff LED lights to extend their usage into the evenings and winter months, as well as mitigate any potential light spillage (Area G).

The Project plans to also feature several Community Spaces, which are currently envisioned as follows:

- A state-of-the-art playground to maximize fun, safety, and accessibility, featuring inclusive (ADA-compliant) playground equipment (Area M).
- Pavilions that also serve as picnic areas with tables, chairs, and grills for the enjoyment of families and friends (Area O).
- A multi-purpose Community Building (Area L), providing a multitude of spaces and a variety of programming, such as:
 - » Classrooms and indoor areas for after-school programs, providing spaces for diverse and engaging after-school programs to support students' academic, social, and personal growth while accommodating the needs of working families.
 - » Senior-specific spaces that offer a range of community programming, such as lectures, bingo, chess, and more. The goal is to create areas that provide enriching opportunities for seniors to engage in social, creative, and educational activities.
- A Pool Complex for residents of all ages featuring a "Splash Zone" with ground water park spray equipment and themed structures for the enjoyment of the youngest community members on hot summer days, including accessible water features and structures (Area N) ¹⁰. Bathrooms and changing facilities would be located in the adjacent Community Building.



- *Explore and manage partnerships with professional sports teams to elevate community engagement and pride.*

The Project plans to explore partnerships with professional and/or semi-professional sports teams and likely initially consider both men's and women's soccer, lacrosse, and baseball/softball teams. By partnering with such teams, the Project aims to create opportunities for local community and commercial engagement in their operations.

- *Provide structured or integrated public parking to support visitors, including shoppers, diners, and stadium attendees.*

The Project plans to feature nearly 700 parking spaces, ensuring ample parking capacity for the simultaneous use of its Facilities. The Parking Areas will include Electric Vehicle (EV) charging stations to support green transportation options, and specific Parking Areas would be equipped with solar canopies that provide both shade and a sustainable energy source. To minimize traffic impacts on the surrounding area, enhanced access and egress points to nearby roadways would be installed.

- *Include safe, supervised teen spaces with programming such as gaming, creative arts, and recreational activities.*

The multi-purpose Community Building (Area L) will include a range of safe, supervised spaces providing programming such as after-school offerings, creative arts classes, and other recreational and/or social activities.

- *Submit detailed financial projections, capital investment plans, and operational budgets.*

YC will develop detailed financial projections, capital investment plans, and operational budgets once the Site and Operational Plans are agreed upon with the City. It is expected that over [REDACTED] capital will be invested in the Project and its Facilities.

- *Comply fully with all permitting, code, insurance, and regulatory requirements, at the Proposer's sole expense.*

At its own expense, YC would comply with all permitting, code, insurance, and regulatory requirements.

- *Environmental Conditions/Utility Issue*

YC will work with the City to address any Environmental Conditions and Utility Issues identified during the Project's design phase.

- *The selected Redeveloper will be responsible for completing all required SEQRA reviews and for any environmental remediation which may be necessary for the Project.*

YC will be responsible for completing all required SEQRA reviews and any environmental remediation necessary for the Project.

5. Dedicated Parkland + Redevelopment Requirements

- *The Project Area encompasses dedicated public parkland as defined under New York State law. Flowers (City) Park is publicly owned and has been dedicated for park and recreational use. The City will retain ownership of the land. Accordingly, the following requirements apply to any proposed redevelopment:*

- *Compliance with Legal Protections: The selected Redeveloper must acknowledge that the site is dedicated parkland subject to protection under Article XIV, Section 2 of the New York State Constitution, New York State Parks Recreation and Historic Preservation Law, and applicable municipal laws. Any alteration, disposition, or change in use of the parkland must strictly comply with all legal requirements and procedural safeguards.*

YC acknowledges that the Site is dedicated parkland subject to protection under Article XIV, Section 2 of the New York State Constitution, New York State Parks Recreation and Historic Preservation Law, and municipal laws, and that any alteration, disposition, or change in use of the Park must comply with all legal requirements and procedural safeguards.

- *Approval Requirements: Redevelopment plans must obtain all necessary approvals from relevant municipal bodies and New York State authorities, including but not limited to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and any legislative approvals if required. The selected Redeveloper shall be responsible for preparing and submitting all documentation and applications to secure these approvals.*

YC will obtain all necessary approvals from relevant municipal bodies, New York State authorities, and any required legislative approvals. YC will also be responsible for preparing and submitting all documentation and applications to secure said approvals.

- *Preservation and Public Use: Any redevelopment must preserve the public's use and access to the parkland consistent with its dedication. The project must enhance the recreational, natural, and historic values of the park and cannot reduce or restrict public access except as temporarily necessary for construction.*

The Project plans to preserve the public's use and access to the Park consistent with its dedication, enhance the Park's recreational, natural, and historic values, and will not reduce or restrict public access to the Park's facilities except as temporarily necessary for construction.

- *Environmental and Historic Compliance: The selected Redeveloper must comply with all applicable environmental review requirements, including SEQRA, and must preserve and integrate historic resources within the park, including the 1923 historic building.*

YC will comply with all applicable environmental review requirements, including SEQRA, and will work with the City to preserve and integrate historic resources within the park, including the 1923 building.

- *Restoration and Mitigation: The selected Redeveloper shall ensure that any temporary disruptions to parkland or recreational facilities during construction are mitigated, and that the parkland is restored or improved to equal or better condition upon project completion.*

YC will work with the City to mitigate any temporary disruptions to parkland or recreational facilities during construction and ensure that they are restored or improved to equal or better condition upon completion of the Project.

- **Indemnification:** *The selected Redeveloper shall indemnify and hold harmless the City of New Rochelle from any claims arising out of noncompliance with parkland dedication laws or failure to obtain required approvals.*

YC will indemnify and hold harmless the City from any claims arising out of noncompliance with parkland dedication laws or failure to obtain required approvals.

6. Strategic Approach

- **Market Analysis and Feasibility:** *Validate demand for the proposed facilities and refine the program scope based on market insights and community needs.*

The availability of sports and community facilities, particularly indoor facilities, is limited in both the City and across Westchester. YC will work with the City on any formal Market Analysis.

- **Design and Engineering:** *Develop detailed plans and specifications for the sports complex, adhering to City standards and incorporating sustainable design principles.*

YC will coordinate with the City in the Partnership to develop detailed plans and specifications for the Project in accordance with City standards and incorporate sustainable design principles. Indeed, the Concept Plan proposed incorporates a world-class Multi-Sport Stadium (Area D) with approximately 4,000-5,000 seats and the flexibility to host football, soccer, lacrosse, field hockey, and baseball games/practices. The Stadium would also be able to host community events such as graduations, concerts, and other public programming.

The entire Project plans to incorporate sustainability, flood mitigation, and resiliency upgrades, including proposed rooftop solar arrays on certain Facilities, solar parking canopies in specific Parking Areas, and green building materials and energy-efficient designs throughout the Project.

Stadium facade design inspiration

- **Permitting and Regulatory Compliance:** *Secure all necessary permits and approvals from local, state, and federal agencies.*

YC will obtain all necessary permits and approvals from local, state, and federal agencies.

- **Financing and Funding:** *Present a viable financial strategy, operating budget, revenue projections, proposed public benefits, and long-term fiscal sustainability.*

YC will provide a viable financial strategy, operating budget, revenue projections, and evidence of the Project's long-term fiscal sustainability once the Site and Operational Plans are agreed upon. It is expected that over [REDACTED] capital will be invested in the Project and its Facilities.

YC's plan for significant private investment in the Project will allow the City to leverage additional funding while avoiding added burden on taxpayers. This financial approach not only preserves public resources but also enables the City to direct funds toward other critical services and development priorities, maximizing the impact of every public dollar—especially during times of budget constraints.

The introduction of private capital and professional teams will create a sustainable financial and operational model for the Facilities. In collaboration with the City, private investors will bring expertise, resources, and capital that would enhance public infrastructure. In this case, investing in Park facilities, flood mitigation, and the integration of renewable energy sources could provide substantial improvements for the City community at a fraction of the cost to taxpayers.

YC will also investigate capital from financial institutions and from county, state, and federal sources.



- **Construction: Manage and the construction of the sports complex within the agreed-upon timeline and budget, using high-quality materials and practices.**

The Project Team has the expertise and management skills necessary to construct the Project and Facilities within the agreed-upon timeline and budget while using high-quality materials and practices. It anticipates that the Project could be completed per the following expected timeline:

Planning, Design + Approvals.....	2026
Phased Construction	2026 to 2028
Commence Operations.....	2027 to 2028

- **Operation and Maintenance: Develop a plan to co-manage operations, staffing, scheduling, and maintenance of the park and facilities in collaboration with the New Rochelle Parks and Recreation Department.**

The operation of the Facilities is envisioned as a dual responsibility and true Public-Private Partnership between YC and the City to ensure the highest level of efficiency, community access, and long-term sustainability. Certain components of the Facilities will be operated primarily by YC, while others will be lead-managed by the City. Specific community-oriented areas—including the Community Building and Pool, the 1923 historic building, and the associated community spaces—will be lead-managed by the City to ensure the broadest public benefit and alignment with community programming objectives.

- **Marketing and Branding: Develop and implement strategies to attract users, events, and sponsorships, fostering strong community engagement.**

YC expects Flowers Park to be a premier facility in the region that will be a community asset attractive to community members, events, sponsors, and others in Westchester and the NYC-metropolitan area to invest in the market. YC will utilize its vast resources and experience and will work with the City in a marketing and branding campaign to capitalize on the true potential of the reenvisioned Flowers Park.

- **Community Engagement and Social Impact: Demonstrate a commitment to creating equitable access and opportunities for all community members, including partnerships with local youth and sports organizations.**

Flowers Park will be a community-centric facility offering significantly expanded access for all community members. New Rochelle and its programs are to be an integral component of the design, construction, and operations of the Facilities. This proposal plans to more than double the existing number of fields, courts, and facilities, which will ensure the availability of the Facilities for City residents and organizations. Further, the addition of significant indoor spaces will permit year-round usage, which currently does not exist in the community. Programming for seniors, teens, and youths, as well as after-school programs, will also be hosted at the Facilities.

- **Sustainability Commitment. Show a clear sustainability strategy through the use of energy-efficient systems, environmentally responsible materials, effective stormwater management, integration of renewable energy sources, and adherence to recognized green building standards.**

YC’s commitment to sustainability is illustrated by the proposed rooftop solar arrays on certain Facilities, the solar parking canopies in specific Parking Areas, and the incorporation of EV charging stations in the Parking Areas. The Project and its Facilities will be designed and constructed in conformance with all statutory, regulatory, and code-based requirements for efficiency and stormwater management. Green building materials and energy-efficient designs will be identified and incorporated in the Project during the design phase.

- **Site Efficiency: Maximize site utility with a well-organized physical layout of the Project Area and address barriers to redevelopment.**

The agreed-upon Site Plan will be designed to maximize the Site's utility, and any redevelopment barriers will be addressed in the design phase.

- **Neighborhood Impact Mitigation: Minimize disruption through thoughtful light and sound planning, green space preservation, and streetscape improvements that enhance the public realm.**

The Project and its Facilities will incorporate meaningful noise and light abatement measures. As currently detailed, all lighting at the Facility will feature cut-off LED fixtures, which has minimal light spillage compared to the current illumination at Flowers Park. Noise from the Facilities will be significantly abated due to the introduction of indoor spaces, and the proposed location of the Stadium is more than five hundred feet (500') further away from the adjacent residential neighborhood than Joseph F. Fosina Field and City Park Stadium.

Additional noise and light abatement measures will be identified and implemented during the design phase. The Facilities will be built to the efficiency standards in place at the time of development, and their electrical usage will be reduced by the proposed rooftop solar arrays and solar canopies over certain Parking Areas. The cumulative effect of the aforementioned will result in measurable improvements compared to existing conditions.

- **Economic Stabilization: Strengthen the City's tax base by developing revenue generating uses, build investor confidence in the Project Area, and catalyze additional private investment in the surrounding areas.**

YC plans to inject significant private investment into the Project, enabling the City to access additional funding without burdening taxpayers. Further, by reducing the reliance on taxpayer dollars for the Project, the City could prioritize other essential services or development projects. This is particularly important when facing budget constraints.

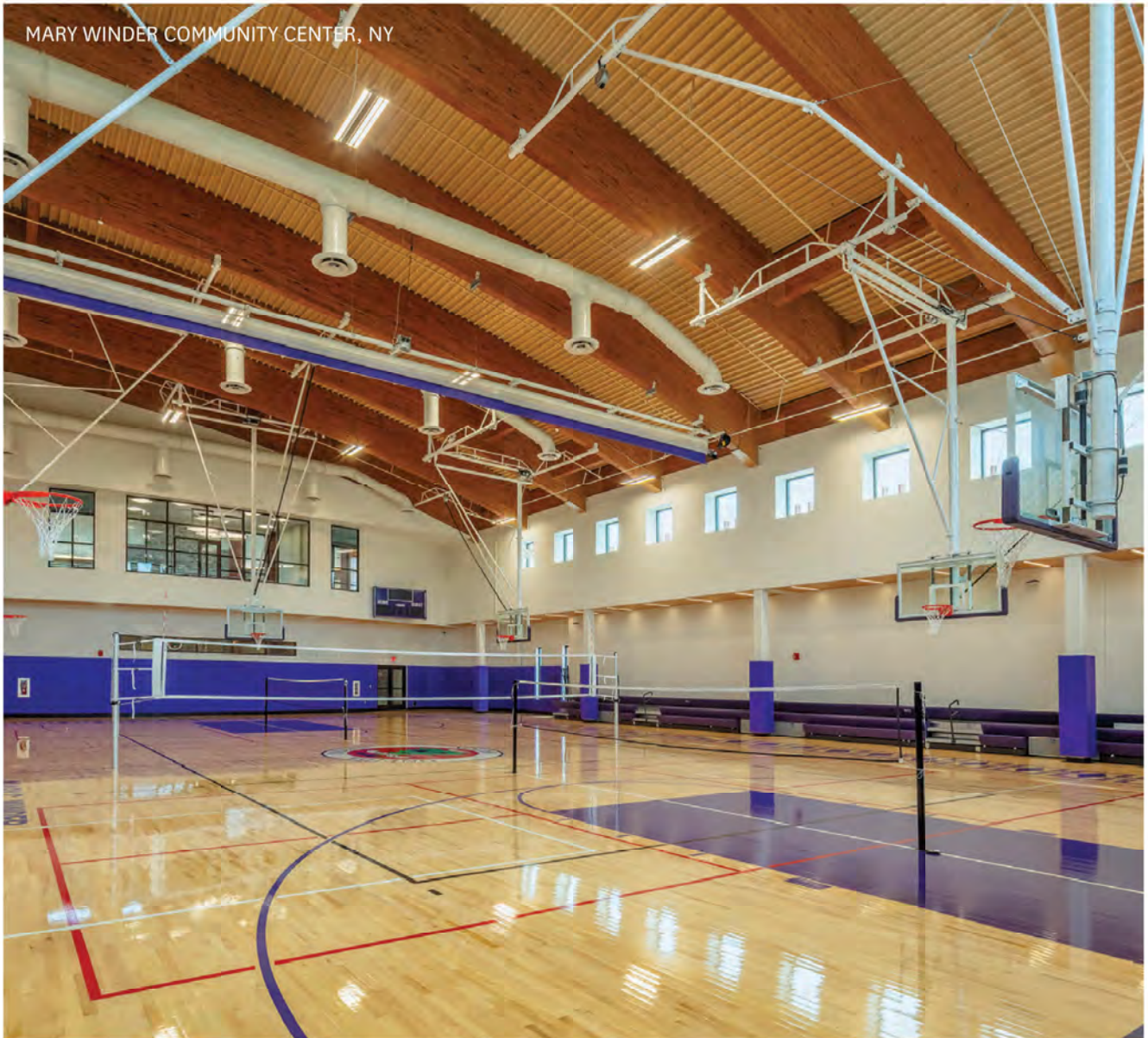
The introduction of private capital and professional teams would create a sustainable financial and operational model for the Facilities. In collaboration with the City, private investors would bring expertise, resources, and capital that would enhance public infrastructure. In this case, investing in Park facilities, stormwater management, flood mitigation, and the integration of renewable energy sources could provide substantial improvements for the City community at a fraction of the cost to taxpayers.

The reimagined Flowers Park, which will include facilities to host large community and sporting events, such as professional and semi-professional sports teams, will build investor confidence in the City area and catalyze additional investment in the surrounding area.

- **Legal and Compliance: Ability to comply with parkland dedications laws, environmental regulations, and municipal requirements.**

The Project Team has the ability to comply with parkland dedications laws, environmental regulations, and municipal requirements.

MARY WINDER COMMUNITY CENTER, NY



WORK SAMPLES

**ASSOCIATE FIRMS**

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

140,000 sf

COMPLETION

Construction Start: August 2021

Completion: September 2023

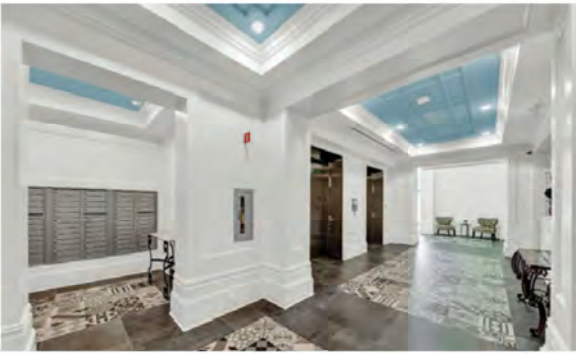
THE ILLUSTRATOR

600 North Avenue, New Rochelle, NY

The Young Companies joined NA West LLC in the development and construction of The Illustrator at 600 North Ave, New Rochelle. The Young Companies team has worked diligently over the last 5+ years to develop the 600 North Avenue site, eventually bringing 75 apartment units to the area. The team worked with the design team to bring the market living spaces characterized by large windows providing natural light and open floor plans that create an inviting atmosphere. Thoughtfully designed with space in mind, The Young Companies were looking for a blend of modern charm with contemporary amenities, giving the tenants a space that shows more as a home, than apartment living.

Construction on the approx. 140,000 sf mixed use building started August 2021 and completed construction September 2023. Since completion, the team has brought in retail that rivals the best New Rochelle has to offer, with New Rochelle based small business owners, an established Westchester franchise, and a national franchise.





ASSOCIATE FIRMS

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

182,000 sf

COMPLETION

Construction Start: July 2017
Completion: January 2021

THE ROCKWELL

585 North Avenue, New Rochelle, NY

The Rockwell was the first of two projects (The Illustrator), planned to revitalize the North Avenue corridor just south of Iona University. An area in desperate need of renewed energy, with new residents, retail, and greater walk-ability. The Young Companies, set out to do that by introducing an 180,000 sf mixed use building, that included rejuvenated retail with local staple, Smokehouse Tailgate Grill and a relocated CVS location, prominently positioned at the corner of Fifth and North Avenues.

The Rockwell was designed to expand the idea of comfortable and luxury apartment living, with larger apartments, contemporary design elements, and high end finishes. The building boasts a beautiful 2 story tall amenity room, including custom millwork, coffered ceilings, and a mezzanine leading out to the rooftop deck that overlooks the ever changing New Rochelle skyline. Modeled after typical custom homes The Young Companies and Castle Rock Construction has built over the years, the idea became a reality when construction was completed in 2021.



**ASSOCIATE FIRMS**

Sullivan Architectural Group (AoR)
Castle Rock Construction (GC)

SIZE

55,000 sf

COMPLETION

Construction: August 2024

Status: Under Construction

TENNIS INNOVATORS ACADEMY

55 Quaker Ridge Road, New Rochelle, NY

Tennis Innovators Academy was established in 2015 at Delfino Park in White Plains, NY. Tennis Innovators Academy and The Young Companies, applied to an RFP at Delfino Park relating to a Tennis Facility. After winning the bid, our team worked with the City of White Plains on a 20 year license agreement. After 10 years of growth and success the team decided to open a flagship academy in New Rochelle. Tennis Innovators New Rochelle, was a great opportunity to expand an already growing brand in the world of Tennis. The New Rochelle facility will be 55,000 sf, 8 Deco Turf courts and fully indoor with a clubhouse mezzanine viewing area, with the goal to host many USTA Championship events in the future.

The Young Companies started working with the city in 2023 to bring this to the forefront of community activation. Construction on the flagship location started summer of 2024 and is currently under construction, set to begin Tennis play Fall 2025.





RESPONSIBILITY

Preserve History

Repurpose Structure for Residential Lofts

Continue Legacy within the Arts

COMPLETION

Completion: 1997

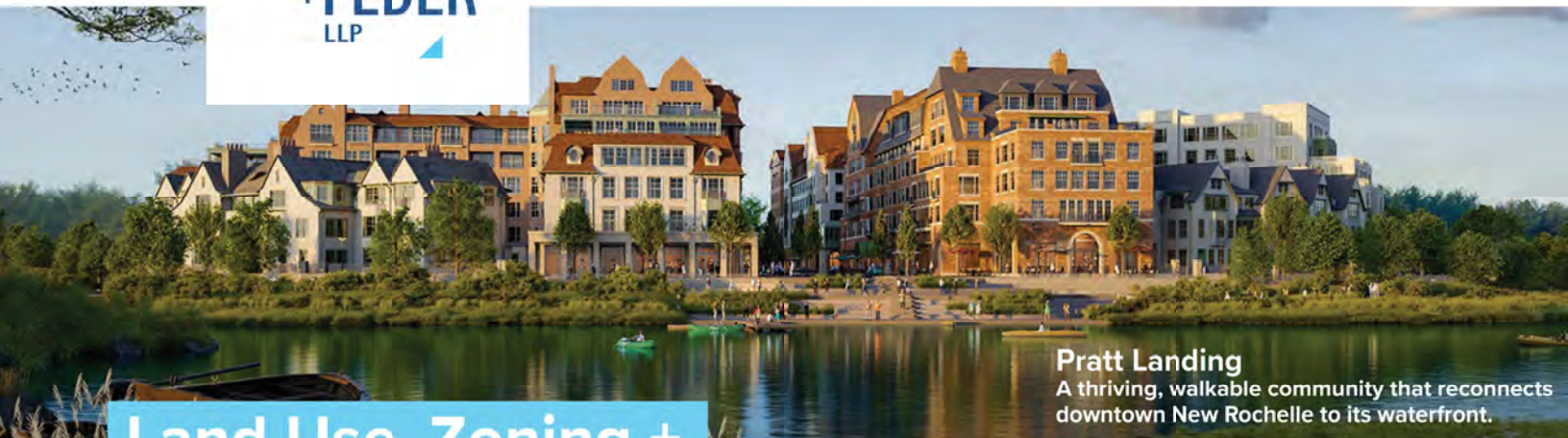
THE KNICKERBOCKER PRESS

52 Webster Avenue, New Rochelle, NY

The Knickerbocker Press was built in 1892, as a printing press location for G.P. Putnam's & Sons. The building has long history as a staple of New Rochelle's history and its Dutch Colonial Revival architecture made this a landmark in the City. The building is iconic for its central tower and roof design, "The Knickerbocker Press" notably shown to the thousands of commuters along New Rochelle's I-95 corridor.

The Young Companies, was a vital part in the establishment of the building's part in New Rochelle and New York State history. As only the third owner of the property in its 105 years, the team was instrumental in the preservation and refurbishment of the abandoned late 1800's piece of American History. During the revitalization of the building, The Young Companies petitioned for the building to be added to the National Register of Historic Places in 1997 and would be granted the honor in the early 2000's. The Young Companies were able to save the building from the wrecking ball, and create 45 unique rental apartments, preserving a piece of New Rochelle history. To this day The Kickerbocker Press Lofts continues to be loft apartments, now as condominiums.





Pratt Landing
A thriving, walkable community that reconnects downtown New Rochelle to its waterfront.

Land Use, Zoning + Development

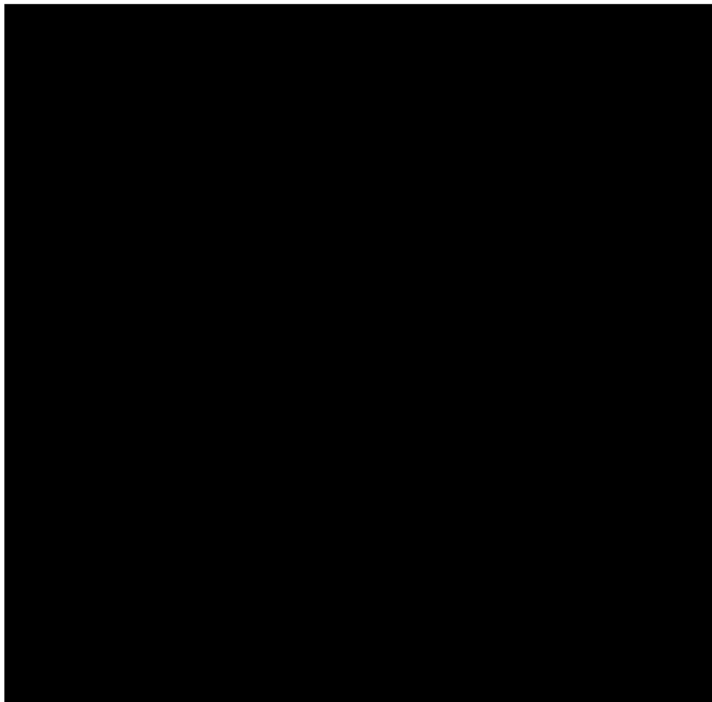
For over 50 years, Cuddy & Feder's Land Use, Zoning & Development Practice has been instrumental in obtaining the regulatory approvals and permits that have transformed the landscape of the New York metropolitan area, including Westchester County, the Hudson Valley and Connecticut.

We know zoning, land use, environmental and municipal law. But more importantly, our clients rely on us for the depth of knowledge we offer and our unique ability to translate the legal insights we have into innovative yet practical solutions on their behalf – a characteristic of Cuddy & Feder that is simply unrivaled.

Our Land Use, Zoning & Development attorneys take great pride in remaining on the cutting edge of new legal developments to assure effective representation of our clients in an increasingly regulated environment. We are especially adept at harmonizing the various federal, state, county and local regulatory schemes to effectively streamline the land use process and save our clients the valuable capital, time and resources typically associated with the development of retail, commercial, residential, institutional, not-for-profit and utility projects.

Over the years, our Land Use attorneys have successfully advised and assisted our clients in developing shopping centers, office complexes, residential housing, assisted-living and nursing homes, schools, religious centers, museums, continuing-care retirement communities, public utility infrastructure and a host of other land use endeavors designed to improve the communities we serve.

- Cuddy & Feder guided Pratt Landing through complex land use and zoning approvals, paving the way for a transformative mixed-use waterfront community that revitalizes New Rochelle's shoreline with new housing, retail, and public access.

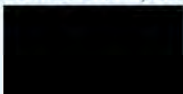


Land Use, Zoning & Development Services

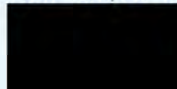
- Commercial, Residential and Mixed Use Development
- Environmental Review (SEQRA/NEPA) and Development (Coastal Zone/Waterfront, Adaptive Reuse/Brownfields)
- Wetlands/NYDEC and NYDEP Permitting
- Specialty Land Use (Religious, Non-Profit, Public Utilities and Wireless)
- Green Building/LEED Certification Elements
- Urban Renewal



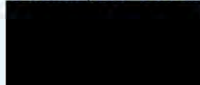
Westchester
445 Hamilton Avenue
14th Floor
White Plains, NY 10601



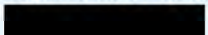
New York City
500 Fifth Avenue
Suite 1600
New York, NY 10110



Hudson Valley
300 Westage
Business Center
Suite 380
Fishkill, NY 12524



Connecticut
243 Tresser Blvd.
Stamford, CT 06901



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- twitter twitter.com/cuddyfeder

Pratt Landing



Cuddy & Feder LLP served as land use counsel in obtaining Site Plan Approval for the Pratt Landing project, a major waterfront redevelopment in New Rochelle, New York. The project, led by Twining Properties in collaboration with the City of New Rochelle and the State of New York, repurposes an 11.5-acre former industrial site into a mixed-use district integrating residential, commercial, hospitality, and public spaces.

The approximately 850,000-square-foot development includes 383 rental apartments, 99 condominiums, a 150-room hotel, and more than 40,000 square feet of retail and restaurant space. The plan also provides for the restoration of the historic New Rochelle Naval Armory as an event venue and the creation of the Armory Veterans Center to serve the local veteran community.

Cuddy & Feder guided the project team through the municipal approval process, coordinated with city officials and consultants, and ensured compliance with applicable zoning and environmental regulations to secure site plan approval for this milestone project.

Location

240 East Main Street
New Rochelle, NY

Project Type

Mixed-Use

Status

Site Plan Approval

466 Main Street



Cuddy & Feder LLP served as land use counsel in securing Site Plan Approval from the New Rochelle Planning Board for the redevelopment of 466 Main Street, the largest project ever approved in the city's history. The project represents a key component of New Rochelle's ongoing downtown revitalization and economic development initiatives.

The approved plan includes two 28-story mixed-use towers, each featuring a podium and tower structure. Together, the buildings will provide 805 residential units, including 257 studios, 377 one-bedroom units, 156 two-bedroom units, and 15 three-bedroom units. The development also incorporates two street-level retail spaces and two enclosed valet parking facilities accommodating 711 vehicles.

Cuddy & Feder guided the project team through the municipal review and approval process, coordinating with City officials and consultants to ensure compliance with local zoning and environmental regulations. The project advances the City's vision for a vibrant, mixed-use downtown that integrates housing, retail, and community amenities.

Location

466 Main Street
New Rochelle, NY

Project Type

Mixed-Use

Status

Site Plan Approval

Watermark Pointe



Cuddy & Feder provided comprehensive legal services for the redevelopment of the former Beckwith Pointe property into Watermark Pointe, a new [REDACTED] 72-unit luxury waterfront residential community located at the southern tip of Davenport Neck in New Rochelle, NY. The firm represented National Realty & Development Corp. (Zinrock Resources LP) in connection with rezoning, environmental review, land use and site plan approvals, and the creation of innovative “Water Edge Design Guidelines” to ensure resiliency, sustainability, and preservation of view corridors to Long Island Sound.

The approved plan transformed the ten-acre shoreline property into nine four-story condominium buildings, each featuring spacious two-bedroom plus den and three-bedroom residences with contemporary design, open floor plans, and expansive terraces offering panoramic water views. The development also includes a clubhouse, gatehouse, private beachfront access, and landscaped open space to benefit both residents and the surrounding community.

Cuddy & Feder’s work resulted in the passage of new zoning legislation and project approval within seven months, allowing the project to proceed efficiently from entitlement to completion. Today, Watermark Pointe stands as one of New Rochelle’s premier luxury residential communities, contributing to the city’s ongoing waterfront revitalization and enhancing its reputation as the “Queen City of the Sound.”

Location

700 Davenport Avenue
New Rochelle, NY

Project Type

Multi-Family

Status

Constructed

24 Maple Avenue



Cuddy & Feder LLP represented Mill Creek Residential Trust in connection with land use approvals and project financing for the development of a new eight-story, 334-unit mixed-use building located within New Rochelle's Downtown Overlay Zone. The firm's Land Use team secured Site Plan Approval from the New Rochelle Planning Board, enabling the construction of a multifamily community featuring residential use on all floors and an extensive amenity program including a fitness center, home offices, clubroom, three courtyards, and a rooftop lounge.

Following approval, Cuddy & Feder's Real Estate, Finance & Non-Profit group closed on an approximately [REDACTED] on behalf of the developer. The team obtained a Payment in Lieu of Taxes (PILOT) agreement as well as sales and mortgage tax exemptions from the City of New Rochelle IDA. The project delivers a mix of studio, one-bedroom, and two-bedroom units and contributes to the City's ongoing downtown revitalization efforts.

Location

24 Maple Avenue
New Rochelle, NY

Project Type

Mixed-Use

Status

Constructed

115 Cedar Street



Cuddy & Feder LLP represented WP Realty Acquisition III, LLC, a subsidiary of Ward Capital Management LLC, in connection with zoning and land use approvals for a new 24-story, 225-room hotel development located at 115 Cedar Street in New Rochelle, New York. The project site, formerly zoned for light industrial use, required amendments to the City's Zoning Code and Zoning Map to allow for hotel development within the gateway area adjacent to the Downtown Overlay Zone (DOZ).

Cuddy & Feder prepared and submitted a petition to the New Rochelle City Council establishing a new Light Industry–Hotel (LI-H) District to permit hotels, restaurants, and related amenities in proximity to the downtown corridor. The firm guided the project through the rezoning process, coordinated environmental review, and secured the necessary approvals for the site's redevelopment.

Following the zoning amendment, Cuddy & Feder obtained Site Plan Approval from the City's Planning Board for construction of the 24-story hotel. The approved plans include public restaurants, event space, a rooftop bar, and a pedestrian bridge connection to the downtown and train station, aligning with the City's goals of enhancing connectivity, promoting economic development, and improving the visual gateway into New Rochelle.

Location

24 Maple Avenue
New Rochelle, NY

Project Type

Hotel

Status

Site Plan Approval

438 Main Street



Cuddy & Feder provided land use counsel for the redevelopment of the historic Union Baptist Church site at 438 Main Street in downtown New Rochelle . The firm secured Site Plan Approval for the project, which will deliver 115 affordable senior apartments, commercial space, and 80 parking spaces while restoring a place of worship for The New Union Church of New Rochelle .

Developed through a partnership between the St. Katherine Group and Kings Capital Group, the approximately [REDACTED] project will create a new mixed-use community that integrates affordable housing , faith-based space, and public benefit. The residential component will serve seniors earning 30 % to 60% of the Area Median Income and will be supported by a mix of tax credit equity and state and county financing .

The firm's work helped facilitate a thoughtful redevelopment that preserves the church's legacy while contributing to New Rochelle 's ongoing commitment to inclusive, sustainable growth.

Location

438 Main Street
New Rochelle, NY

Project Type

Multi-Family / Affordable
Senior Living

Status

Site Plan Approval

ABOUT CHA

CHA provides architectural, engineering and sports design that is rooted in community ideals and responsive to the landscape and local aesthetic. Our people thrive on collaboration, working as part of a project team, listening to our clients' needs, and concentrating on modern design.

Local Expertise. National Experience.

Founded in 1952, CHA is a multi-disciplined engineering consulting firm, with a shared aspiration to responsibly improve the world we live in. Together, the CHA team includes more than 2,100+ technical professionals across 55 offices throughout the United States and Canada, providing a national platform to combine art and science to rethink, refine and reshape the built environment.

The tools may have changed over the past 40 years, the office has grown, and we have many new colleagues to collaborate with, but the ideas and creative energy persist and overflow. Our foundation remains clear — to create high-quality, collaborative designs that stress innovation grounded in careful listening to our clients' functional needs.

We Know Sports + Recreation.

Our **SPORTS + RECREATION** specialists are nationally recognized experts in the design of sports and recreational facilities. Comprised of engineers, architects, landscape architects, turf specialists, and aquatics experts, our team has planned and designed both indoor and outdoor sports and recreational projects at over 200 municipal parks and complexes across the country. Our team is well-versed in working in municipal settings — collaborating with community members, advisory committees, boards, and other stakeholders to develop both active and passive venues that promote well-being.

Driven by hard work built on long-term relationships and successful growth, our **SPORTS + RECREATION** experts offer innovative solutions to meet the changing challenges of site planning, architecture, and design while keeping our clients' budgets a priority. Our qualified staff of landscape architects and engineers are able to provide a range of services from preliminary site planning and construction cost estimating, site feasibility and due diligence, to full construction design and permitting with great attention to quality control and assurance. We pride ourselves on proven professionalism with the experience and technology to tailor our services around the needs of the client and the requirements of the project. Our team has decades of experience planning, designing, and constructing athletic facilities for municipal, K-12, and higher education clients.



540+

**New York-Based
Team Members**



2100+

**Firm-Wide
Resources**



60+

**Sports + Recreation
Complexes**

Best Firm's Overall Consulting Firm 2025
**SPORTS
FACILITY**
ENGINEERING FIRMS 2025

#9



COMMUNITY FOCUSED DESIGNS

From after school and summer programs to bingo nights, fitness programs, and athletic events, community recreation centers offer many benefits to their communities beyond keeping their residents busy. Creating a unique space for all generations – where kids will learn to swim, play sports, dance, do arts and crafts, along with a host of other activities, and adults will exercise for good health and gather for social events – presents a unique opportunity to design a facility that will impact countless lives.

We envision buildings and community recreation centers that will have a lasting impact by providing architectural design, interior design and planning that is focused on the people who will live, work, learn, grow and expand their horizons in these spaces. Our architects and designers seek to create high-quality, collaborative designs that stress innovation grounded in careful listening to your functional needs and tailored to your culture and specific organizational needs. We have vast aquatic and recreation design expertise and resources, but our commitment to you will be laser focused, thoughtful and longstanding. Building design often involves diverse stakeholder input and you can trust that we'll guide you through a design process that's right sized for your project and community. The end-result will be a design that is innovative, flexible, creative and beautiful.

The design of community recreation centers must accommodate future shifts and trends, as well as regular daily/weekly/monthly changes. Having flexible spaces for educational classes, arts and crafts, exercise space, and more means being able to provide your community with their ever-changing wants and needs.

Our portfolio is a mix of new construction and complex renovations. We have designed facilities on some of the most historic and demanding sites in the country, a testament to our capabilities. From community centers to bathhouses and fieldhouses, our team can design buildings that fit into the surrounding landscape and provide important amenities for your community.

Long-Term Operational Planning.

Cost-effective design and efficiency are closely connected, and we approach each project with the understanding that even small changes can have significant impacts. In the initial planning phase, we evaluate options of varying scope—small, medium, and large—to demonstrate the relationship between cost and benefit and clarify what is necessary to meet a project's goals. When applicable, we prioritize reuse over new construction and program efficiencies, while also carefully assessing building size, scale, orientation, and mechanical systems. This comprehensive evaluation ensures that the project's aspirations align with the budget and adhere to its core priorities.



MANHATTANVILLE COLLEGE

Athletic Improvements

Working alongside [REDACTED] CHA provided planning and design for the relocation of the existing artificial turf softball field and reorientation of the artificial turf baseball field. The design included new sports field lighting, grandstand seating with a pressbox behind home plate, public address audio systems, covered dugouts, bullpens, hitting tunnels, fencing, and retaining walls. All associated drainage was designed to meet NCAA compliance.

Additionally, a two-story support building was designed on the south side of the baseball field with sports medicine, strength and conditioning, locker room, classrooms for the college, offices, and a VIP viewing platform.

LOCATION

Purchase, NY

COMPLETION DATE

2023 | Design

N/A | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Conceptual Design, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Electrical Engineering



CITY OF GARDEN CITY

Gymnasium Complex

CHA provided a study and design for the replacement of the Garden City Gym and adjacent Garden City Stadium to include a new two-court indoor gym, community center, new multipurpose sports field, six pickleball courts, and an aquatic complex with a municipal pool and splash pad. CHA studied two potential site locations. The city ultimately chose the Haynes School property for the construction of the new 12-acre Garden City Gym Complex.

The vision grew from three public listening sessions held in different Council Districts and three public open houses held at the Garden City Gym. CHA shared multiple site concepts and conceptual building layouts at the open houses, and residents provided written comments. In addition, an online survey link on the city's website allowed residents to view the site concepts and make comments online.

Construction is currently in progress with estimated completion by the summer of 2026. The gym/community center includes a two-court gym striped for basketball and volleyball, fitness center, multipurpose room, community lounge, locker rooms, restrooms, concessions, city staff offices, and a police substation. The multipurpose room has an operable partition to allow the room to be split in two, along with wood grain rubber sports flooring to allow the room to be used for events ranging from exercise classes and gymnastics to community meetings and presentations.

LOCATION

Garden City, GA

COMPLETION DATE

2024 | Design

2026 | Construction

PROJECT COST



SERVICES PROVIDED

Master Planning, Planning/Programming, Conceptual Design, Sports Design, Architecture, Aquatic Design, Landscape Architecture, Civil Engineering, Cost Estimating, Construction Administration





NYS OFFICE OF PARKS, RECREATION + HISTORIC PRESERVATION

FDR State Park Pool

The swimming pool at Franklin D. Roosevelt State Park in Westchester County is the largest pool in the Parks system. The 40,000 SF, 1.5 million-gallon pool was originally built in the early 1960s and was in need of many upgrades. The pool can serve up to 2,400 swimmers at one time.

The state wanted to preserve the existing pool but add some modern amenities. The new pool was built within the footprint of the original pool and now includes 26 water spray features and a beach entry. All new pool equipment was incorporated within the design, including regenerative media filters, pumps with VFDs, and an ultraviolet light disinfection system. Several other site improvements were added, including a new lifeguard pavilion, improvements to the concessions building, a new restroom and storage building at the south end of the facility, a complete new concrete deck and drainage system, and renovations to the existing perimeter fencing.

CHA was hired to evaluate the outdoor aquatic facility focusing on the pool basin, deck, circulation, filtration systems and lifeguard services. The scope of the design services included the analysis and design of replacement or rehabilitation options for pumps, pool basin configuration, accessibility improvements (zero entry or ramps), pool basin surfacing, filtration systems, backwash, surge tank, main drains, plumbing/piping components, deck area, gutter drains, generator, water play features, landscaping, lifeguard facilities, and filter building. CHA provided services throughout design and construction support. Careful phasing and an aggressive off-season construction schedule enabled the pool to close down at the end of the 2020 season and reopen in time for the Summer 2021 swimming season with no disruption to pool users.

LOCATION

Yorktown Heights, NY

COMPLETION DATE

2020 | Design

2021 | Construction

PROJECT COST



SERVICES PROVIDED

Planning/Programming, Aquatic Design, Architecture, Landscape Architecture, Structural Engineering, Civil Engineering, Mechanical Engineering, Electrical Engineering, Cost Estimating, Construction Administration.

AWARDS

2021 Platinum Award in Special Projects Category

ACEC New York Engineering Excellence Awards





CHATHAM COUNTY

Memorial Stadium

CHA was selected to provide design and construction administration services for the replacement of Memorial Stadium, which was traditionally used for high school football games, local youth football programs, and band competitions. The new stadium is a multi-use facility designed for semi-professional soccer, college/university soccer/lacrosse tournaments, high school football, and county recreation league games. The stadium includes a seating capacity for up to 5,000 spectators and a synthetic turf field system with a heat-reducing infill that lowers the temperatures on the field by up to 25 degrees. The new stadium also includes a new 15,600 SF field house that includes locker rooms with showers for home and visiting teams, concessions, public restrooms, county offices, and a 1,500 SF multipurpose event room with balcony space overlooking the field. Additional amenities include storage areas under the grandstand for maintenance equipment, a dedicated officials locker room, a digital video scoreboard, and LED field lighting.

The project's construction was divided into two phases, with the first phase focused on the stadium grandstands, turf field, locker rooms, and concession/restroom facilities, and the second phase focused on the 2nd floor of the field house that included county offices, a multi-purpose event room, and catering kitchen. The first phase was completed on-time in September 2018 to allow the first scheduled event, a high school football opening day game, to proceed as scheduled. The second phase was also completed on time, with substantial completion in December 2018 to allow the county's Parks & Recreation Department to move into their new offices.

LOCATION

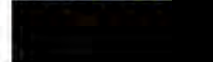
Savannah, GA

COMPLETION DATE

2018 | Design

2019 | Construction

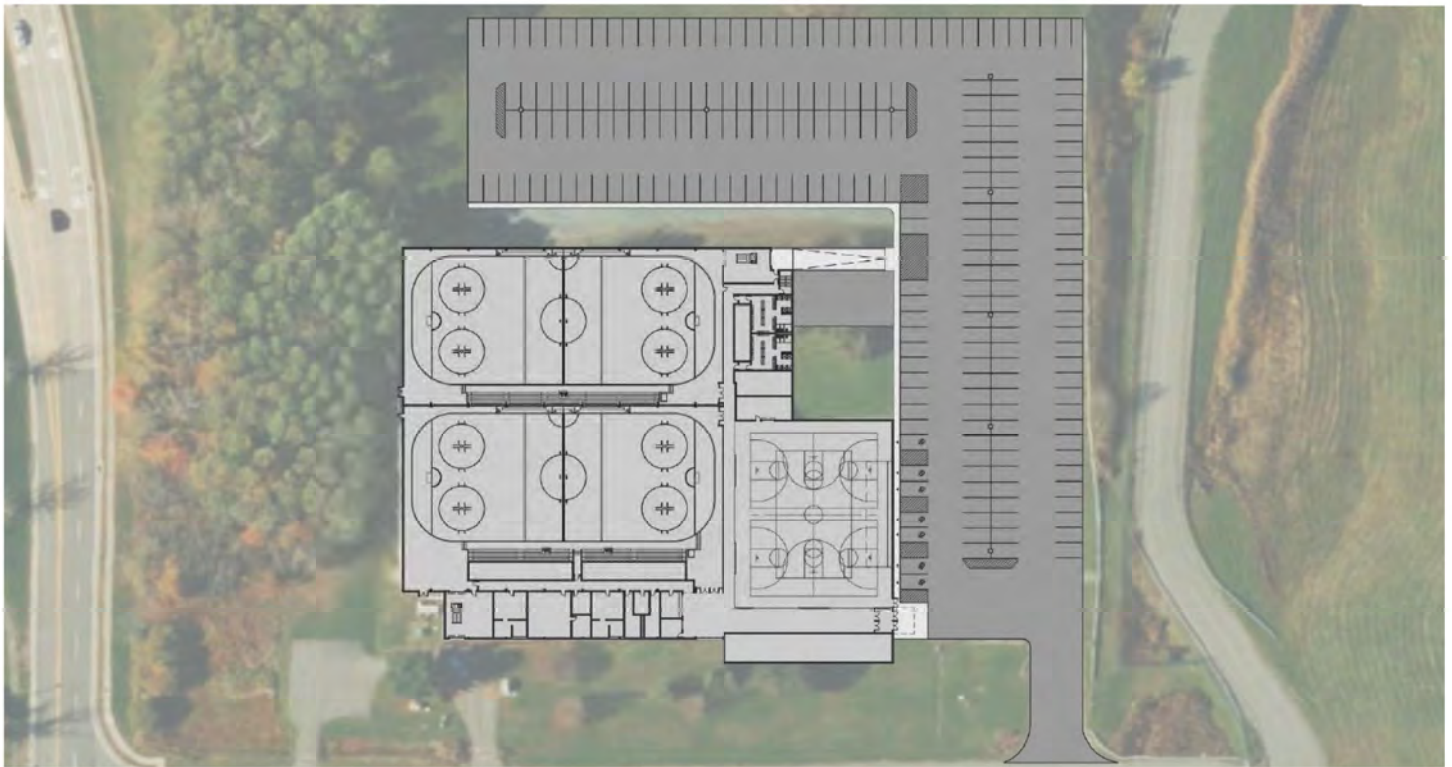
PROJECT COST



SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Electrical Engineering, Civil/Site Engineering, Construction Administration





ALBANY COUNTY

Albany County Hockey Facility

As part of a multidisciplinary team, CHA was engaged to conduct a feasibility study for the development of a new sportsplex in Albany County. The scope of work included a comprehensive market analysis and a series of collaborative discussions with county representatives to explore layout configurations and programming options.

Building upon the existing Albany County Hockey Facility, the team developed a conceptual site plan that integrates a new facility layout. A key feature of the design is the addition of a second sheet of ice, which will serve as a flexible-use space. This area will accommodate ice activities during the fall and winter seasons. In the spring and summer, the ice and dasherboards will be removed, allowing for the installation of a portable hardwood or sport court surface to support court-based programming.

A second expansion area is proposed to include permanent, full-sized hardwood courts—sized to accommodate either two regulation basketball courts or four regulation volleyball courts—along with associated public and support spaces.

A detailed preliminary space program was developed, along with an order-of-magnitude construction cost estimate for the revised concept and programmatic elements at the existing Albany County Hockey Facility site.

LOCATION

Loudonville, NY

COMPLETION DATE

2024 | Study

N/A | Construction

PROJECT COST

[REDACTED]

SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Landscape Architecture, Architecture



CITY OF OVERLAND PARK

Overland Park Youth Soccer Complex

The City of Overland Park engaged CHA to develop a comprehensive master plan for a new recreation complex to serve its rapidly growing community. Following the successful completion of the master plan, CHA designed a premier soccer tournament facility tailored to youth and adult clubs as well as community soccer groups.

The complex features 12 professional-sized synthetic turf fields with sports lighting and a field cooling system. Each soccer "pod" includes dedicated concession and restroom buildings. Additional amenities include tennis and basketball courts, a skate park, playgrounds, park shelters, thematic signage, and ample parking. Site landscaping and irrigation enhance the overall experience, and improvements were also made to the adjacent Deanna Rose Children's Farmstead, including new parking and landscaping. To accommodate the new development, six holes of a neighboring golf course were strategically relocated.

As part of the master plan, the city also envisioned its first spray park—a vibrant space where children and parents can cool off during the region's intense summer heat. The spray park incorporates low-profile, water-conserving in-ground sprays, with the flexibility to add vertical features for special events. Abundant seating, stroller parking, and other thoughtful site amenities make this facility a beloved destination for families and community members of all ages.

LOCATION

Overland Park, KS

COMPLETION DATE

2007 | Design
2009 | Construction

PROJECT COST



SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Landscape Architecture, Civil Engineering, Electrical Engineering, Aquatic Design

AWARDS

2010 Diamond Award, Special Projects Category

ACEC of New York Engineering Excellence Awards

2010 Capstone Award (Community Impact Category)

KC Business Journal



MARYLAND SOCCER FOUNDATION

Maryland SoccerPlex

CHA was hired to design a new soccerplex for the Maryland Soccer Foundation. This recreational park provides the Metropolitan Washington area with a showcase facility for youth teams, amateur clubs and tournament play. It is one of the largest of its kind in the nation. With construction costs of [REDACTED] the soccerplex consists of 24 outdoor, natural grass fields, one of which is a championship-level field with 4,000 spectator seats. An arena building that houses two fields for indoor soccer play contributes to the park's year-round versatility. CHA provided complete sports field design services, including:

- Field orientation and layout, grading, and drainage.
- Field system design, turf selection, and specialty equipment.
- A complete irrigation system with monitoring and controls for all 24 fields.
- A field maintenance and operations manual for use by the field maintenance staff.

After the soccerplex was constructed, it was chosen as the site of the 2002 and 2003 Snickers U.S. Youth Soccer National Championships.

In 2012, CHA was brought back to complete complete lighting design and renovations of fields 14 and 17, including the complete renovation of the root-zone mixes, drainage and grass for the fields.

LOCATION

South Germantown, MD

COMPLETION DATE (ORIGINAL)

2000 | Design

2001 | Construction

COMPLETION DATE (UPDATES)

2011 | Design

2012 | Construction

PROJECT COST (ORIGINAL)

[REDACTED]

PROJECT COST (UPDATES)

[REDACTED]

SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Electrical Engineering, Structural Engineering.



Conceptual Design

Final Construction



HENRICO COUNTY

Glover Park

CHA was responsible for the master planning and design of the 90-acre Glover Park site and design of Phase I of the project. The full facility includes a tournament quality sports complex with 10 athletic fields, a championship stadium, pickleball courts, associated buildings, and lit parking in support of this use. CHA conducted a traffic study for Greenwood Road, a utilities investigation to evaluate sewer, water, power, and environmental permit review of the wetlands on site. Extensive public participation was part of this project which induced several neighborhood and community meetings. This master plan was presented to the Planning Commission and Board of Supervisors and obtained approval.

Design of Phase I is complete and the project includes four full size lighted soccer fields, a restroom building, sand volleyball court, supporting infrastructure, parking for over 300 vehicles, and on site bio filters for low impact stormwater management.

After the successful design and implementation of Phase I, CHA was brought back to provide design services for Glover Park phase II, the baseball complex. While still in design, this phase will include four synthetic turf baseball fields with sports lighting, batting cages, a support building, field fencing, hardscaping, and landscaping.

LOCATION

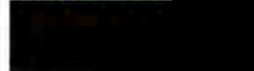
Henrico, VA

COMPLETION DATE

2024 | Design

2026 | Construction

PROJECT COST



SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Cost Estimating, Construction Administration

AWARDS

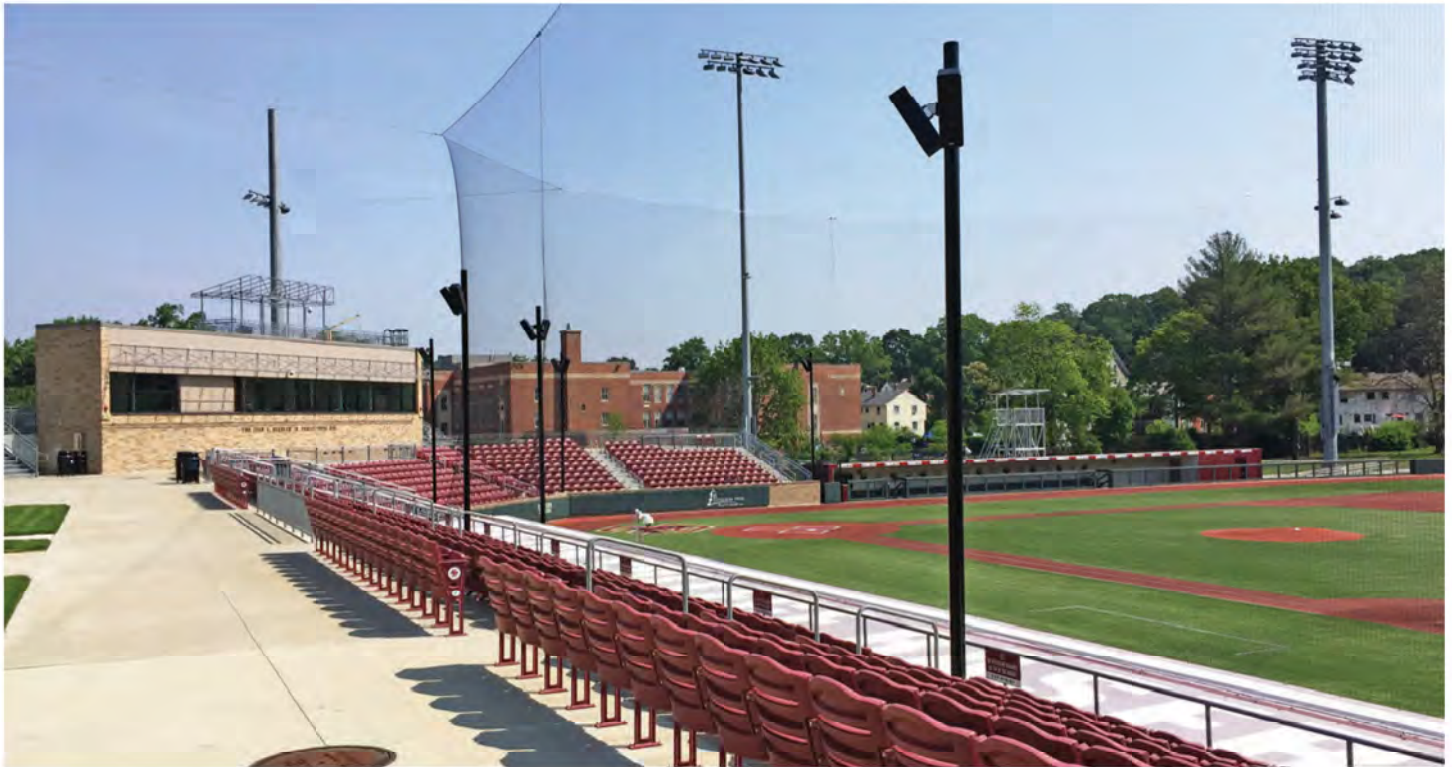
2019 Honor Award

ACEC Virginia Engineering Excellence Awards

2019 Sports Installation of the Year Award

Synthetic Turf Council





BOSTON COLLEGE

Harrington Athletic Village

CHA provided design and construction administration services for the Harrington Athletic Village, which includes baseball and softball venues and a multi-purpose recreation field. The 1,000-seat baseball stadium features a wrap-around press box, batting cages and bullpens, and a natural grass practice area. The 300-seat Softball facility and baseball seating is accessed from a large plaza area that features an elevated viewing perspective for both fields. Both facilities feature a synthetic turf surface, new LED athletic field lighting, and video infrastructure to allow live ESPN broadcasts. Other improvements include improved pedestrian walkways, new parking areas, and lawn seating areas.

The multi-purpose recreation field sits beside the softball field. The lighted, natural grass field is used by the varsity teams as outdoor practice and training space, and it is also used by intramural and club sports.

The centerpiece is the Pete Frates Center, a new 30,000 SF two-story shared state-of-the-art support facility for baseball and softball. The building includes team locker rooms, a 1,500 SF satellite sports medicine suite, strength and conditioning space, a turf open space fieldhouse with eight motorized retractable hitting tunnels, a hospitality room, additional restrooms, and storage.

LOCATION

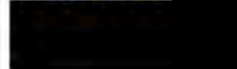
Brighton, MA

COMPLETION DATE

2019 | Design

2020 | Construction

PROJECT COST



SERVICES PROVIDED

Master Planning, Planning/Programming, Sports Design, Architecture, Landscape Architecture, Structural Engineering, Electrical Engineering, Cost Estimating, Construction Administration

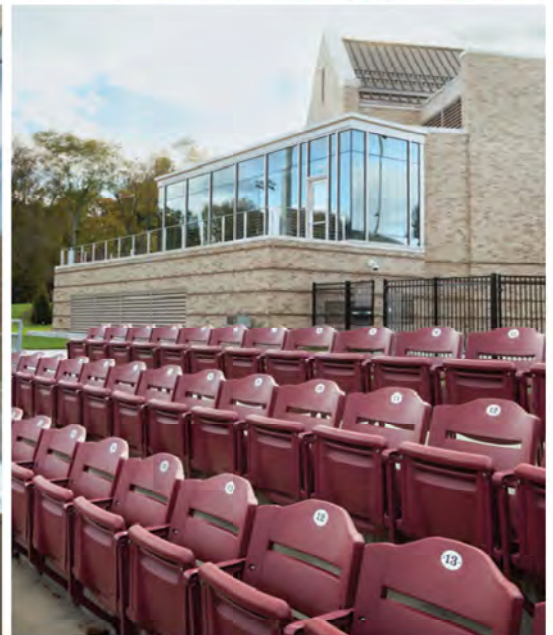
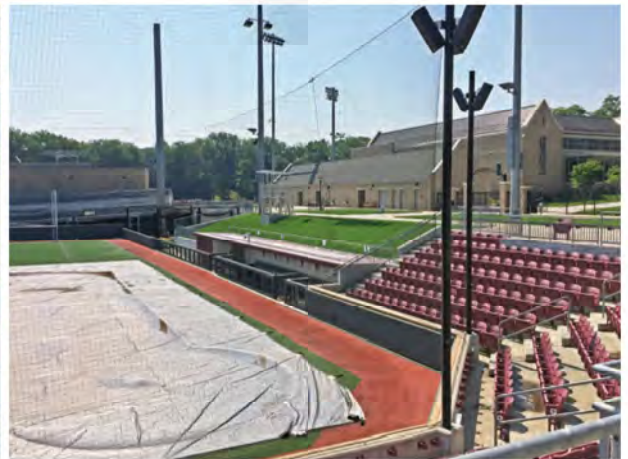
AWARDS

LEED Silver®

US Green Building Council

2022 Technology Award

ASHRAE Boston Chapter Technology Awards





NORTHWEST MISSOURI STATE UNIVERSITY

Hughes Filedhouse

CHA provided planning, design, and construction administration services for a 137,250 SF multi-purpose indoor facility featuring a 300M, 6-lane track, 8 sprint lanes, field events (sand pit, high jump, pole vault), and a 100-yard synthetic infield. Netting and divider curtains allow many teams to train at the same time, including baseball/softball (infields and batting cages), football, soccer, tennis (four practice courts), recreational/intramural athletics, and band.

The facility houses additional space to accommodate commencement and trade shows. A subdividable tiered classroom for 150, locker/changing space, satellite sports medicine suite, and 380 retractable spectator seats provides space for both academics and athletics.

LOCATION

Maryville, MO

COMPLETION DATE

2017 | Design

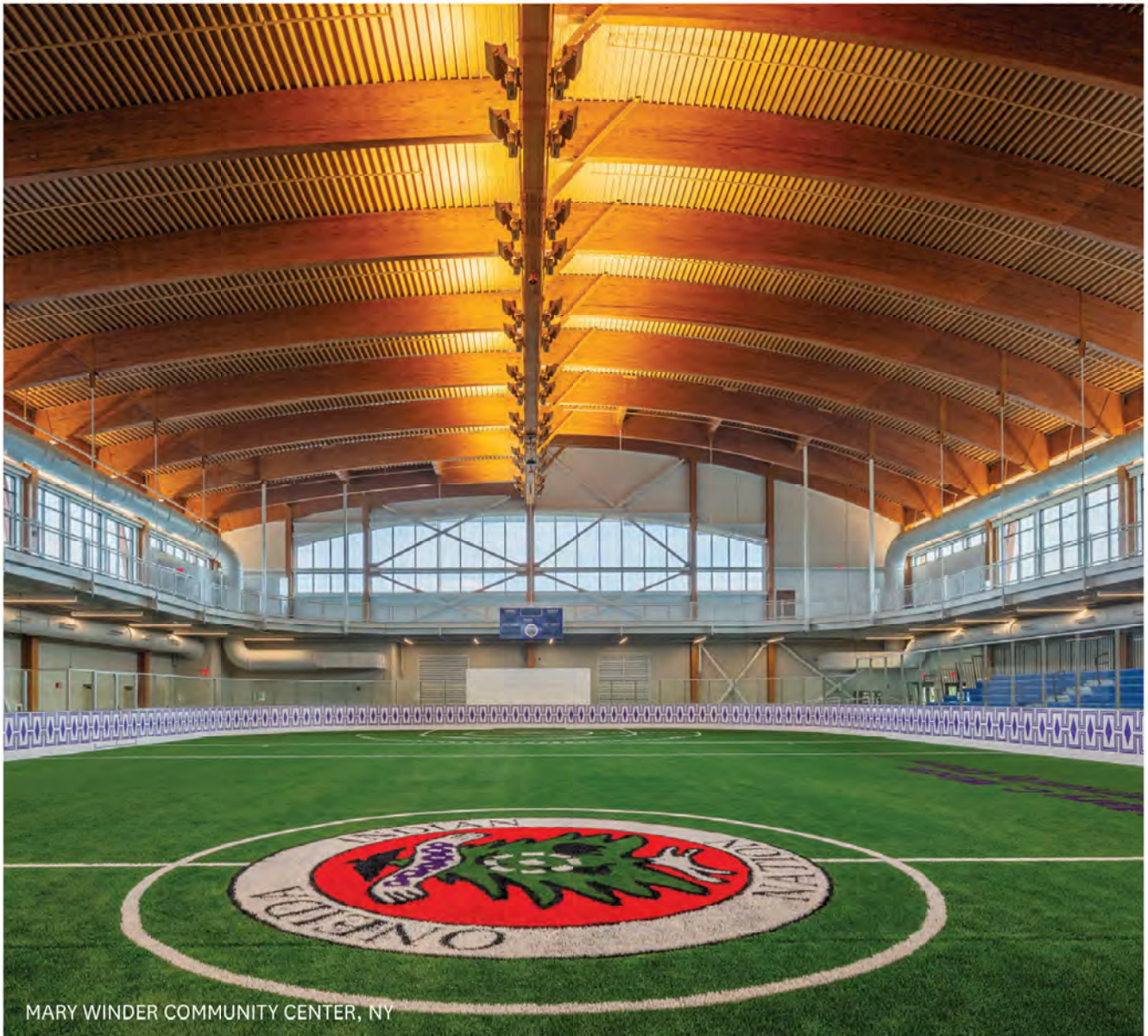
2018 | Construction

PROJECT COST



SERVICES PROVIDED

Planning/Programming, Sports Design, Architecture, Landscape Architecture, Civil Engineering, Structural Engineering, Electrical Engineering, Construction Administration



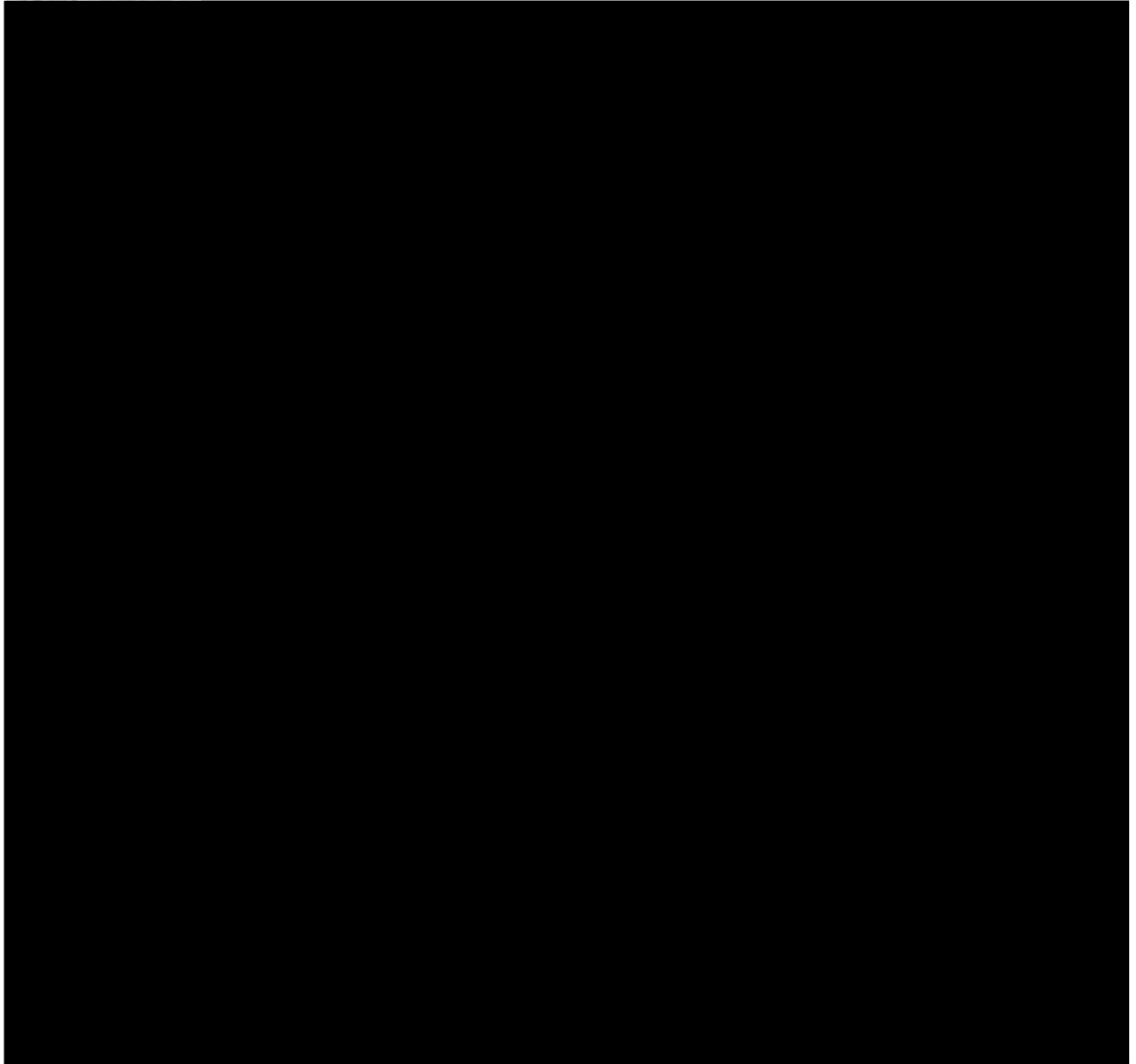
MARY WINDER COMMUNITY CENTER, NY

REFERENCES

October 6, 2025



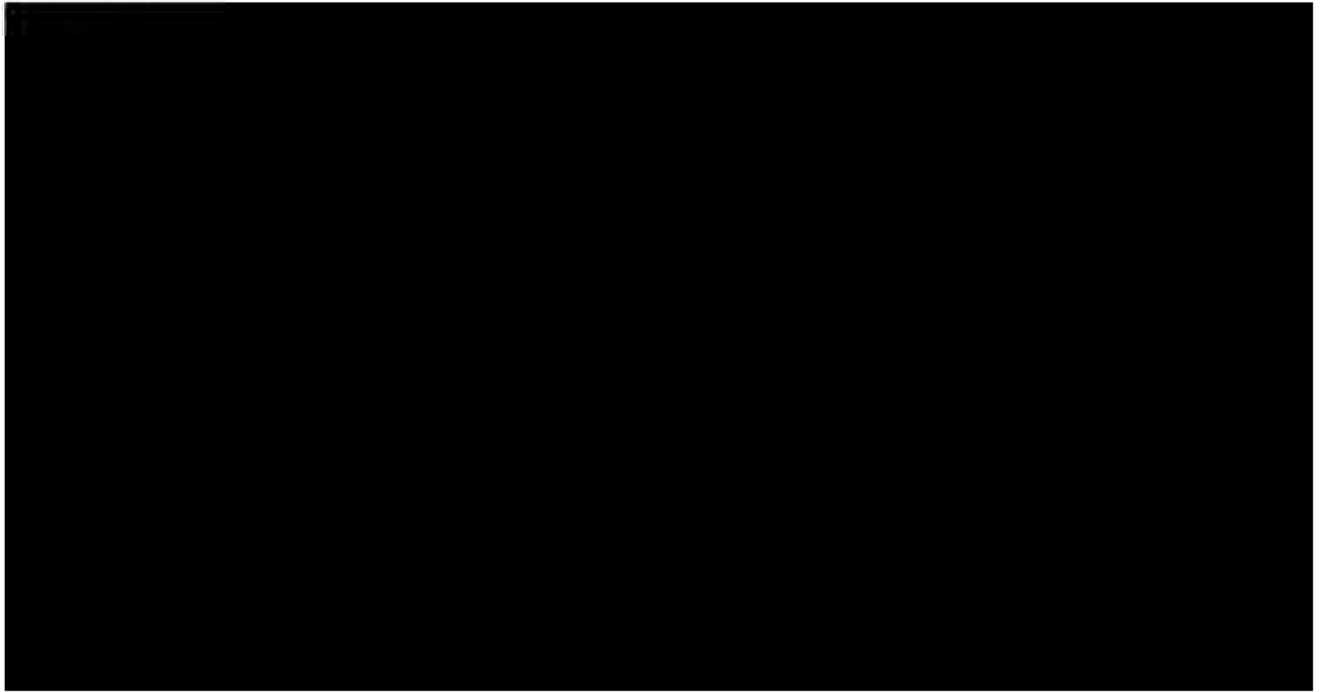
October 27, 2025



October 26, 2025



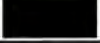
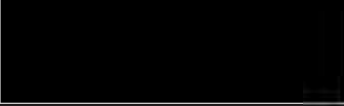
October 27, 2025



October 27, 2025

WHAT OUR CLIENTS ARE SAYING.

There is no stronger testimonial to CHA's quality of work and unwavering commitment to client satisfaction than feedback directly from our clients. We invite you to contact any of the people listed below to hear first-hand about their recent experience with CHA, the quality of our work, and our unwavering commitment to client satisfaction.

Reference	Project Info		
	Name	Dates	Construction Value
NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION 625 Broadway, Albany, NY 12207 	FDR State Park Pool	2018 to 2021	
	Facility evaluation and design of improvements for the 130-foot by 328-foot, 1,500,000-gallon swimming pool. Improvements included the pool basin, deck, circulation, filtration system, and lifeguard services. A new bathhouse was added to the south end of the pool and a new concession building was added to the north end.		
CITY OF GARDEN CITY, GA 100 Central Ave, Garden City, GA 31405 	Garden City Gymnasium Complex	2021 to 2026	
	Study and design to replace the Garden City Gym and stadium to include a new gym, community center, multipurpose sports field, pool, splash pad, picnic pavilion, and outdoor sports courts.		
HENRICO COUNTY, VA 4301 East Parham Rd., Henrico, VA 23228 	Glover Park	2016 to 2026	
	Master planning and design of an 88-acre parcel. Phase I has been completed and contains four synthetic turf multipurpose fields, eight beach volleyball courts, public restroom facilities, hardscape plazas, and supporting infrastructure. Under construction, Phase II includes four synthetic turf baseball fields with sports lighting, batting cages, a support building, field fencing, hardscaping, and landscaping.		

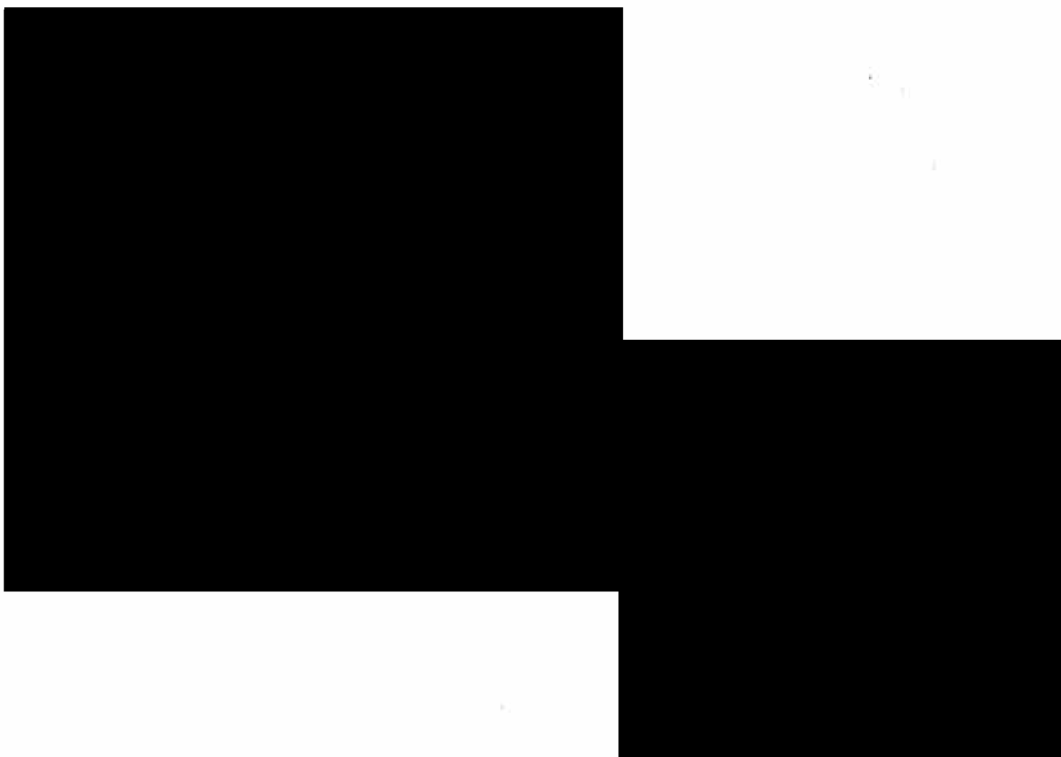
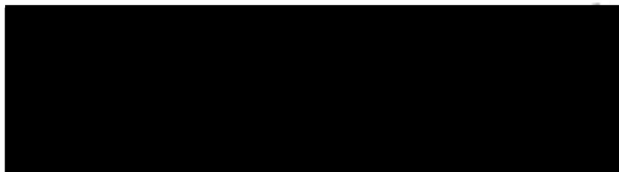
ROCKLAND LAKE NORTH POOL, NY



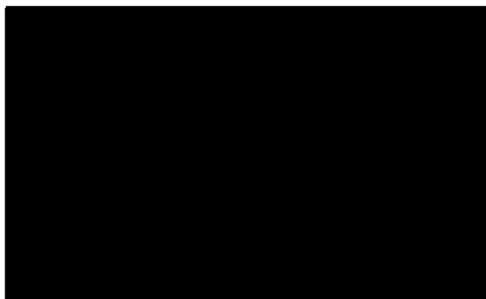
EXHIBITS + LEGAL REQUIREMENTS

ADDENDUM

Name:	The Young Companies LLC
Primary Address:	92 North Avenue, Suite #101 New Rochelle, NY 10801
Primary Telephone Number:	[REDACTED]
Primary Fax Number:	N/A
Primary Email:	[REDACTED]
Name of Primary Contact:	Robert Young
Title:	Managing Member
Number of Employees:	6
Number of Years in Business:	29
Company's Legal Status:	Limited Liability Company (LLC)
Tax ID Number:	[REDACTED]
State of Incorporation:	New York

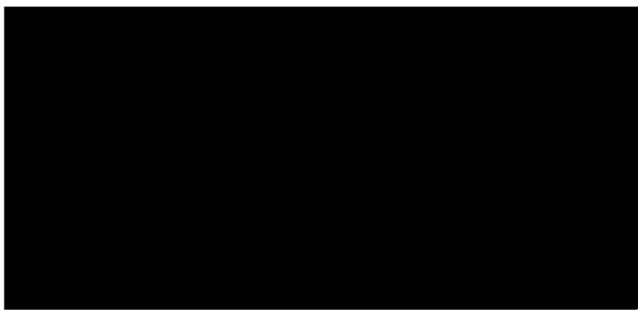
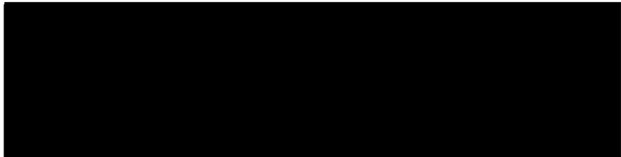


Enc



✓

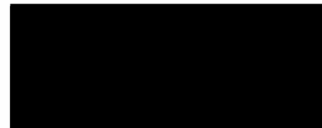




*State of New York }
Department of State }^{ss:}*

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

Witness my hand and seal of the Department of State on

A solid black rectangular redaction mark.
A handwritten signature in cursive script, appearing to read "J. Clark".

Special Deputy Secretary of State



FILING RECEIPT



THIS FILING HAS AN ASSOCIATED PUBLICATION REQUIREMENT. THE NEWSPAPERS IN WHICH THIS PUBLICATION IS TO BE MADE ARE DESIGNATED BY THE COUNTY CLERK OF THE COUNTY IN WHICH THE ENTITY'S OFFICE IS LOCATED. CONTACT THE RESPECTIVE COUNTY CLERK FOR FURTHER INFORMATION.

FEES	210.00	PAYMENTS	210.00
FILING	200.00	CASH :	0.00
TAX	0.00	CHECK :	210.00
CERT	0.00	BILLED:	0.00
COPIES	10.00		
HANDLING	0.00		
		REFUND:	0.00

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT A

NON-COLLUSIVE BIDDING CERTIFICATE

All terms, conditions and requirements as set forth in this Request for Proposal are acceptable as specified therein.

Yes ☒ No ☐

If "NO", please provide a detailed description and/or explanation of any deviation in your proposal from the specification detailed in the Request for Proposal with your proposal response.

By submission of this proposal, each bidder, and each person signing on behalf of any bidder, and in the case of a joint bid, each party thereto as to its own organization, under penalty of perjury, certifies that to the best of its knowledge and belief:

A. the prices in this proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor; and

B. unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to the opening, directly or indirectly, to any other bidder or to any competitor; and

C. no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

The bidder certifies that this proposal is made without any connection with any other person making a proposal for the same purpose, and is in all respects fair and without collusion or fraud, and that no elected official or other officer or employee or person whose salary is payable in whole or in part from the City of New Rochelle treasury is directly or indirectly interested therein, or in any portion of the profits thereof.

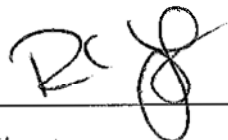
As an authorized representative of the identified company, I accept all the terms and conditions identified in Request for Proposal Spec. # except as identified.

Company Name and Address

The Young Companies LLC

92 North Avenue, Suite #101

New Rochelle, NY 10801



Signature

ROBERT C. YOUNG, MANAGING MEMBER

Name & Title

24 OCTOBER 2025

Date

Phone Number

Email Address

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT B

**VENDOR RESPONSIBILITY FORM
STATEMENT OF UNDERSTANDING**

By signing in the space provided below, the undersigned certifies that the respondent (i) has read and understands and accepts the scope and requirements of this project and all of the attachments; (ii) has the capacity to execute this project; (iii) agrees to accept payment in accordance with the requirements of this Proposal and (iv) will, if its proposal is accepted, enter into a standard agreement with the City of New Rochelle.

The undersigned further stipulates that the information in this proposal is, to the best of knowledge and belief, true and accurate.

The Young Companies LLC

Name of Firm/Consultant



Signature of Partner or Corporate Officer

24 OCT 2025

Date

ROBERT C. YOUNG

Print Name

MANAGING MEMBER

Title



Telephone / Fax #'s



EIN #

92 NORTH AVE, SUITE 101 NEW ROCHELLE, NY 10801

Address



E-mail Address

<https://www.youngcompanies.com/>

Website / URL

**REQUEST FOR PROPOSAL
SPECIFICATION # 5820**

EXHIBIT C

VENDOR RESPONSIBILITY QUESTIONNAIRE

The Young Companies LLC

Legal Name of Business

92 NORTH AVE SUITE 101 NEW ROCHELLE NY 10801

Address of the Principal Place of Business/Exec. Office

Telephone/Fax

<https://www.youngcompanies.com/>

Website

EIN

NYS Vendor Identification Number
NA

Email

Authorized Contact for this Questionnaire

ROBERT YOUNG

Name

MANAGING MEMBER

Title

Telephone/Fax

Email

List any other DBA, Trade Name, Other Identity, or EIN used in the last five (5) years, the state or county where filed, and the status (active or inactive) (if applicable):

N/A

Business Characteristics

- a. Business Entity Type: REAL ESTATE
- b. Was the Business Entity Formed in New York State? YES
- c. If no, indicate jurisdiction where Business Entity was formed: _____
- d. Is the Business Entity currently registered to do business in New York State with the Department of State? YES
- e. If no, explain why the Business Entity is not required to be registered in New York State.

- f. Does the Business Entity have a DUNS Number? If so, what is it? NO
- g. Is the Business Entity's principal place of business/Executive Office in New York State? If no, does the business entity maintain an office in New York State? YES
- h. Is the Business Entity a Minority or Women Owned Business (MWBE)? NO
- i. Identify current Key Employees of the Business Entity. Attach additional sheets, if necessary.
ROBERT YOUNG - DONNA YOUNG

Contract History

- a. Has the Business Entity held any contracts with the City of New Rochelle and/or New York State governmental entities in the last three (3) years? If yes, attach a list including the agency name, contract amount, contract start date, contract end date and the contract description.

NO

Integrity: Contract Award

Within the past five (5) years, has the business entity or affiliate:

- a. Been denied a contract or had a bid rejected based upon a finding of non-responsibility by a governmental entity? NO
- b. Been suspended, cancelled or terminated for cause on any government contract? NO
- c. Been subject to an administrative proceeding or civil action seeking specific performance or restitution in connection with any government contract? NO
- d. Entered into a formal monitoring agreement as a condition of a contract award? NO

*** For each "yes" answer, provide an explanation of the issue(s), the Business Entity involved, the relationship to the submitting Business Entity, the government entity involved, relevant dates and any remedial or corrective action(s) taken and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.

Certifications/Licenses

- a. Within the past five (5) years, has the Business Entity or any Affiliate had a revocation, suspension or disbarment of any business or professional permit and/or license? NO

*** If "yes," provide an explanation of the issue(s), the Business Entity involved, the relationship to the submitting Business Entity, the government entity involved, relevant dates and any remedial or corrective action(s) taken and the current status of the issue(s). Provide answer below or attach additional sheets with numbered responses.

Legal Proceedings

Within the past five (5) years, has the business entity or affiliate:

- a. Been the subject of a civil complaint? NO
- b. Been the subject of a judgment or conviction for conduct constituting a crime? NO

c. Received any OSHA citation and Notification of penalty containing a violation classified as serious or willful? NO

d. Had any New York State Labor Law violation deemed willful? NO

Leadership Integrity

Within the past five (5) years, has any individual previously identified, any other Key Employees not previously identified or any individual having the authority to sign, execute or approve bids, proposals, contracts or supporting documentation within New York State been subject to:

a. A sanction imposed relative to any business or professional permit and/or license? NO

b. An investigation, whether open or closed, by any governmental entity for a civil or criminal violation for any business-related conduct? NO

c. A conviction or judgment of any business-related conduct constituting a crime including, but not limited to, fraud, extortion, bribery, racketeering, price fixing, bid collusion or any crime related truthfulness? NO

d. Misdemeanor or felony conviction for:

i. Any business-related activity, including, but not limited to, fraud, coercion, extortion, bribe or bribe-receiving, giving or accepting unlawful gratuities, immigration or tax fraud racketeering, mail fraud, wire fraud, price fixing or collusive bidding; or

ii. Any crime, whether or not business related, the underlying conduct of which related to truthfulness, including, but not limited to the filing of false documents or false sworn statements, perjury or larceny? NO

The Young Companies LLC

24 OCT 2025

Company Name

Date

ROBERT YOUNG

MANAGING MEMBER

Name of Bidder

Title

92 NORTH AVE SUITE 101 NR NY

Address

Telephone

Email

Signature of Bidder

**REQUEST FOR PROPOSAL
SPECIFICATION #5820**

EXHIBIT D

ACKNOWLEDGEMENT OF ADDENDA

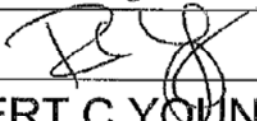
I HEREBY ACKNOWLEDGE that I have received all of the following addenda and am informed of the contents thereof:

Addendum Numbers Received: n/a

(Check the box next to each addendum received)

<u>Addendum Number</u>	<u>Received By (Please Initial to Acknowledge Receipt of Addendum)</u>
1	n/a
2	n/a
3	n/a

Name of Entity: The Young Companies LLC

Authorized Signature: 

Print Name: ROBERT C YOUNG

Date: 24 OCT 2025

CERTIFICATION UNDER EXECUTIVE ORDER NO. 16
PROHIBITING STATE AGENCIES AND AUTHORITIES FROM CONTRACTING WITH
BUSINESSES CONDUCTING BUSINESS IN RUSSIA

Executive Order No. 16 provides that "all Affected State Entities are directed to refrain from entering into any new contract or renewing any existing contract with an entity conducting business operations in Russia." The complete text of Executive Order No. 16 can be found [here](#).

The Executive Order remains in effect while sanctions imposed by the federal government are in effect. Accordingly, vendors who may be excluded from award because of current business operations in Russia are nevertheless encouraged to respond to solicitations to preserve their contracting opportunities in case the sanctions are lifted during a solicitation or even after award in the case of some solicitations.

As defined in Executive Order No. 16, an "entity conducting business operations in Russia" means an institution or company, wherever located, conducting any commercial activity in Russia or transacting business with the Russian Government or with commercial entities headquartered in Russia or with their principal place of business in Russia in the form of contracting, sales, purchasing, investment, or any business partnership.

Is Vendor an entity conducting business operations in Russia, as defined above? Please answer by checking one of the following boxes:

☒ 1. No, Vendor does not conduct business operations in Russia within the meaning of Executive Order No. 16.

☐ 2.a. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but has taken steps to wind down business operations in Russia or is in the process of winding down business operations in Russia. (Please provide a detailed description of the wind down process and a schedule for completion.)

☐ 2.b. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16 but only to the extent necessary to provide vital health and safety services within Russia or to comply with federal law, regulations, executive orders, or directives. (Please provide a detailed description of the services being provided or the relevant laws, regulations, etc.)

☐ 3. Yes, Vendor conducts business operations in Russia within the meaning of Executive Order No. 16.

The undersigned certifies under penalties of perjury that they are knowledgeable about the Vendor's business and operations and that the answer provided herein is true to the best of their knowledge and belief.

Vendor Name (Legal Entity): The Young Companies LLC

By (Signature): _____

Name: ROBERT C YOUNG

Title: MANAGING MEMBER

Date: 24 OCT 2025

Guidelines for Executive Order No. 16
Prohibiting State Agencies and Authorities from Contracting with
Businesses Conducting Business in Russia

RFP Acknowledgments

REDEVELOPER SELECTION PROCESS

In order to achieve its redevelopment objectives hereunder, the City has established the following multi- phase process for selecting a qualified Redeveloper for the Project:

RFP: The City invites interested parties to submit their proposals in response to this RFP. Submissions must include financial and professional qualifications, relevant and in general, the Redeveloper's team members and the Redeveloper's vision and conceptual plan for the redevelopment of the Project Area.

Short List: The City will review and evaluate timely responses based on criteria set forth in this RFP. From this pool, the City will identify and shortlist those Redeveloper candidates deemed most qualified to advance the Project goals. Finalists may be asked to provide additional information or detail their proposals further. The finalist(s) will have four (4) weeks from the date of notification to submit any requested supplemental materials for evaluation.

Exclusive Negotiations: Following the evaluation of final submissions, the City intends to select a preferred Redeveloper and enter into a ninety (90) day exclusive negotiation period, memorialized by a Memorandum of Understanding (MOU). This period will allow for negotiation of a Redevelopment Agreement outlining the parties' respective rights, responsibilities, timelines, and financial commitments. During this exclusive period, the Redeveloper shall fund an initial escrow, in an amount to be determined by the City, to cover City expenses related to negotiation of the MOU and the Redevelopment Agreement, including consultant and legal fees. The escrow must be replenished once 90% of the initial amount has been expended. The City may, in its sole discretion, extend the exclusive negotiation period as necessary.

Redeveloper Designation: Upon successful completion of negotiations, the City and Redeveloper will execute a Redevelopment Agreement, at which point the selected entity will be formally designated as the Redeveloper of the Project.

Relinquishment of Redeveloper Designation: If parties are unable to reach agreement and finalize a Redevelopment Agreement within the time specified in the MOU, the City has the right, at its sole discretion and at no cost to the City, to terminate the negotiation process. In that instance, Redeveloper will relinquish its Redeveloper designation and must fulfill any outstanding obligations as set forth in the MOU.

Comments noted.

GENERAL

The proposal, as presented, shall remain valid for a period of ninety (90) days from proposal due date.

No charge will be allowed for federal, state, municipal sales, and excise taxes from which the City is exempt. Exemption certificates, if required, will be forwarded.

Comments noted.

Any deviations from the specifications are to be so noted and fully explained. Deviations will be analyzed, and if deemed to be in the best interests of the City, specification requirements may be waived.

It shall be the responsibility of each vendor to call to the attention of the City any apparent discrepancy in the specifications or any question of interpretation thereof. Failure to do so constitutes acceptance as written.

YC is not aware of any deviations in this Proposal. YC will note and explain any deviations identified in the design phase of the Project.

The City reserves the right to "revise" or "amend" the proposal specifications prior to the proposal due date by "written addenda".

Comment noted.

ADDENDUMS

A Respondent, prior to submitting its response, shall check the City's website to see if any Addendum or Addenda has/have been issued for the RFP and, if so, the Respondent must establish in writing that they have received any and all Addendum or Addenda issued for the RFP. Exhibit D must be completed with all responses.

Comment noted.

PROPOSAL FORMAT / SUBMISSION REQUIREMENTS

The proposal should address each item as listed in each section and numbered/labeled identical to this RFP. Proposals must include clear descriptions of the firm's capabilities to perform the requirements of the RFP and shall include the following:

Transmittal Letter - This letter should outline the firm's ability to provide the experience and scope of services requested. Please describe the company's size, management and ownership, including:

- *Name*
- *Primary Address*
- *Primary Telephone Number*
- *Primary Fax Number*
- *Primary Email*
- *Name & Title of Primary Contact Individual*
- *Number of Employees*
- *Number of Years in Business*
- *Company's Legal Status*
- *Tax ID Number*
- *State under which the entity is organized.*
- *Awarded vendor must provide a copy of their New York State Certificate of Incorporation with bid response. Bidders not incorporated in New York State must produce a Certificate to Do Business in the State of New York from the New York Secretary of State at time of bid submission.*

This letter must be signed by an officer who is authorized to bind the Consultant and state that the proposal is binding for 90 days from the submission deadline for proposals.

Comment noted. Please see the enclosed Transmittal Letter, Addendum to same, and the Response to the Request for Proposal, which address the foregoing required items.

Staff Experience - Include a brief description of each key staff assigned to a typical project. Identify any sub-consultants proposed to serve on the project as well.

Please see the enclosed Response to the Request for Proposal, which addresses the foregoing required items.

Project Approach / Requirements & Capabilities – *Describe how the Consultant's approach will meet the particular needs of this RFP. Submit a detailed statement and applicable information on how you or your firm meets the requirements and/or qualifications. Include copy of all applicable licenses.*

Please see the enclosed Response to the Request for Proposal, which addresses the foregoing required items.

Work Samples - *Include samples of work relevant to the Scope of Work(s) proposed.*

Please see the enclosed samples of the Project Team's relevant work and experience.

References - *Submit a list of at least two (2) references (including contact persons names and phone number) for which similar services have been provided. Your company must demonstrate that it has successfully completed services similar in scope to that requested in this proposal.*

Please see enclosed references as requested.

Enclosures:

- *Exhibit A, Non-Collusive Bidding Certificate enclosed.*
- *Exhibit B, Vendor Responsibility Form enclosed.*
- *Exhibit C, Vendor Responsibility Questionnaire Form enclosed*
- *Exhibit D, Acknowledgment of Addenda*
- *Exhibit E, Certification Under Executive Order No. 16 Prohibiting State Agencies and Authorities from Contracting with Businesses Conducting Business in Russia.*

Please see enclosed Exhibits as requested.

Has the firm been in bankruptcy, reorganization or receivership in the last 5 years? If so, please explain current status.

No.

Has the firm/individual been disqualified or terminated from any public agency? If so, please explain under what circumstances this disqualification or termination occurred.

No.

Proposals should be placed in a sealed envelope with the RFP Spec No. 5820 and the name of the firm clearly labeled on the envelope. Sealed bids should be delivered to the Department of Finance Office of Purchasing. Please provide one (1) hard copy and one digital version of your proposal.

Comment noted.

AWARD CRITERIA

The City of New Rochelle reserves the right to award this RFP to the respondent who presents a proposal that best meets the requirements as listed herein and represents the most beneficial procurement as determined by the City. The award of a contract for the described services will be made by the City's RFP Evaluation Committee. If an agreement is not reached within a reasonable period, the City may pursue negotiations with the next ranked firm or reissue the RFP altogether.

Firms may be asked to meet with the Evaluation Committee and the City Council.

The City reserves the right to waive any minor deviation in proposal responses received when such waiver is in the best interests of the City, and reserves the right to modify any requirements, terms or conditions as outlined in this request for proposal (RFP) when such modification(s) is in the best interests of the City.

Proposals will only be accepted from thoroughly competent and experienced individuals or entities as determined solely by the City of New Rochelle. Respondents are responsible for submission of accurate, adequate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

This document is not an offer to contract but is an RFP as defined herein, to satisfy specific user requirements of the City of New Rochelle. Neither the issuance of the RFP, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of New Rochelle, will commit the City to award a contract to any vendor even if all the user requirements in the RFP are met. Only the execution of a written contract will obligate the City in accordance with the terms and conditions contained in such contract.

The City reserves the right to award this Request for Proposal through either the City of New Rochelle, New Rochelle Corporation for Local Development or the New Rochelle Industrial Development Agency.

Criteria and comments noted.

PROPRIETY INFORMATION

The New York State Freedom of Information Law, Public Officers Law, Article 6, provides for public access to information. Public Officers Law, Section 87(d)(2) provides for exceptions to disclosure for records or portions thereof that are "trade secrets or are submitted to an agency by a commercial enterprise or derived from information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise." Information that the proposer wishes to have treated as proprietary and confidential trade information should be identified and labeled "Confidential" or "Proprietary" on each page at the time of submittal. This information should include a written request to except it from disclosure, including a written statement of the reasons why the information should be excepted.

Comment noted.

RIGHT TO REJECT PROPOSALS

This Request for Proposal (RFP) does not commit the City to award a contract, pay any cost incurred in the preparation of a proposal in response to this RFP or to procure or contract for services. The City intends to award a contract(s) on the basis of the best interest and advantage to the City and reserves the right to accept or reject any or all proposals received as a result of this RFP, to negotiate with any or all qualified proposers or to cancel this RFP in part or in its entirety, if it is in the best interest of the City to do so.

Comment noted.

CANCELLATION CLAUSES

Any violation of the terms, conditions, requirements and/or non-performance of the agreement resulting from this RFP shall result in immediate cancellation. The agreement may be cancelled by the City for any other reason(s) upon thirty (30) days written notice.

Comment noted.

ASSIGNMENT

The awarded vendor shall not assign the contract or any part thereof without the written approval from the City.

Comment noted.

LIABILITY REQUIREMENTS

The successful bidder shall supply and maintain insurance which defends, indemnifies and holds harmless the City of New Rochelle, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorney's fees or loss arising directly out of acts or omissions hereunder by the bidder or third party under the direction or control of the bidder. The successful bidder must furnish the City with Certificate of Insurance and Endorsements prior to commencement of work. The required coverage shall not be less than the following:

<i>Workers Compensation</i>	<i>Statutory Requirements</i>
<i>NY State Disability</i>	<i>Statutory Requirements</i>
<i>General Liability</i>	<i>\$2,000,000</i>
<i>Automobile Liability</i>	<i>\$1,000,000</i>
<i>"Contractual Liability"</i>	<i>Must be printed on Certificate</i>
<i>Errors & Omissions</i>	<i>\$1,000,000</i>

The City of New Rochelle shall be named as an additional insured party for all general and excess liability coverage based on the contractual liability of the bidder. Such general and excess liability coverage shall be primary and non-contributory to any other coverage held by or available to the City of New Rochelle with respects to acts or omissions of the bidder.

YC will supply and maintain insurance which defends, indemnifies and holds harmless the City of New Rochelle, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly out of acts or omissions hereunder by the bidder or third party under the direction or control of it. YC will also furnish the City with a Certificate of Insurance and Endorsements prior to the commencement of work in accordance with the above requirements.

NEW YORK LAW AND VENUE

The contract/agreement resulting from this RFP shall be construed under the laws of the State of New York. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of this contract/agreement shall be brought in the Supreme Court of the State of New York, Westchester County.

Comment noted.

PROHIBITION ON COMMUNICATION

Cone of Silence, means a prohibition on any communication regarding a particular Request for Proposal ("RFP"), Request for Qualification ("RFQ") or Request for Bid ("RFB").

Pursuant to State Finance Law §139-j and §139-k, this solicitation includes and imposes certain restrictions on communications between the City and a Bidder during the procurement process. A Bidder is restricted from contacting, other than designated staff, from the earliest notice of intent to solicit offers through final award and approval of the Procurement Contract by the Designated Contracting Officer ("Restricted Period") unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a). City employees are required to obtain certain information when contacted during the Restricted Period. The designated staff contact is the Deputy Finance Commissioner or his/her representative, telephone (914) 654-2072. Bidders responding to this RFP must familiarize themselves with these State Finance Law requirements and will be expected to affirm that they understand and agree to comply in their Proposal.

YC has familiarized itself with said State Finance Law requirements, affirms that it understands same, and will agree to comply with the same.

IRAN DIVESTMENT ACT

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the state finance law.

Comment noted.