

INTER-SCIENCE

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SCIENCE

PROVIDING SERVICES IN ENVIRONMENTAL PLANNING, DESIGN AND REGULATORY PERMITTING



The Regulatory Puzzle.

Permitting can be difficult and confusing to someone unfamiliar with the regulations. It requires a comprehensive understanding of how to balance the overlapping regulatory restrictions against the environmental conditions of a property. Selecting the right consultant is key to successfully navigating the permitting process.

Over the past 40 years, the Inter-Science team has achieved results for our clients. Our dedicated staff takes a comprehensive approach to helping you with your property -

whether it is an initial pre-purchase site and regulatory analysis, assisting with design and strategic planning, or taking a project all the way through the permitting process.

Properly integrating your objectives with the land and its resources along with the complicated rules and regulations are all critical pieces of the land use puzzle.

**Whatever the conditions
of your property,
Inter-Science knows how
to make the pieces fit.**



**“Every parcel of land presents
a unique challenge”**

“Our approach is goal-oriented.”



Land Use Planning and Environmental Design

As each property is different, the first task in the design efforts by Inter-Science requires us to understand the land. We conduct site inspections and use our technological resources to identify the existing site conditions and map out the opportunities and the constraints as the basis for preparing sensitive and sensible land use plans.

After identifying the existing constraints, the Inter-Science team overlays the applicable zoning, planning and land use restrictions



which govern the way the land can be used, and formulates a strategy for proceeding with an appropriate design plan. We maintain active involvement with our clients to ensure that the final effort addresses their objectives.

As an essential part of the approval process, our work product is developed with our audience in mind - to make sure that your project is clearly understood by the approving authorities. Our years of experience and technical expertise allow us to give proper advice to our clients and provide helpful guidance for the twists and turns that inevitably happen along the way.

Our experience helps us bring projects to successful completion, giving our clients peace-of-mind.





Environmental Impact Analysis & Research

More than ever, regulatory agencies are scrutinizing applications requiring the submission of extensive environmental documents for their assessment of the impacts of a project.

Inter-Science possesses the technical skills to undertake the environmental analysis required for a proper and detailed assessment of the issues associated with your project. We stay current with environmental research and trends along with the latest advances in mitigation. We also maintain a network of top-quality professional consultants to assist us with specialty issues that may arise from time to time.

Our analysis of the natural systems includes on-site field inventories, research of environmental impacts

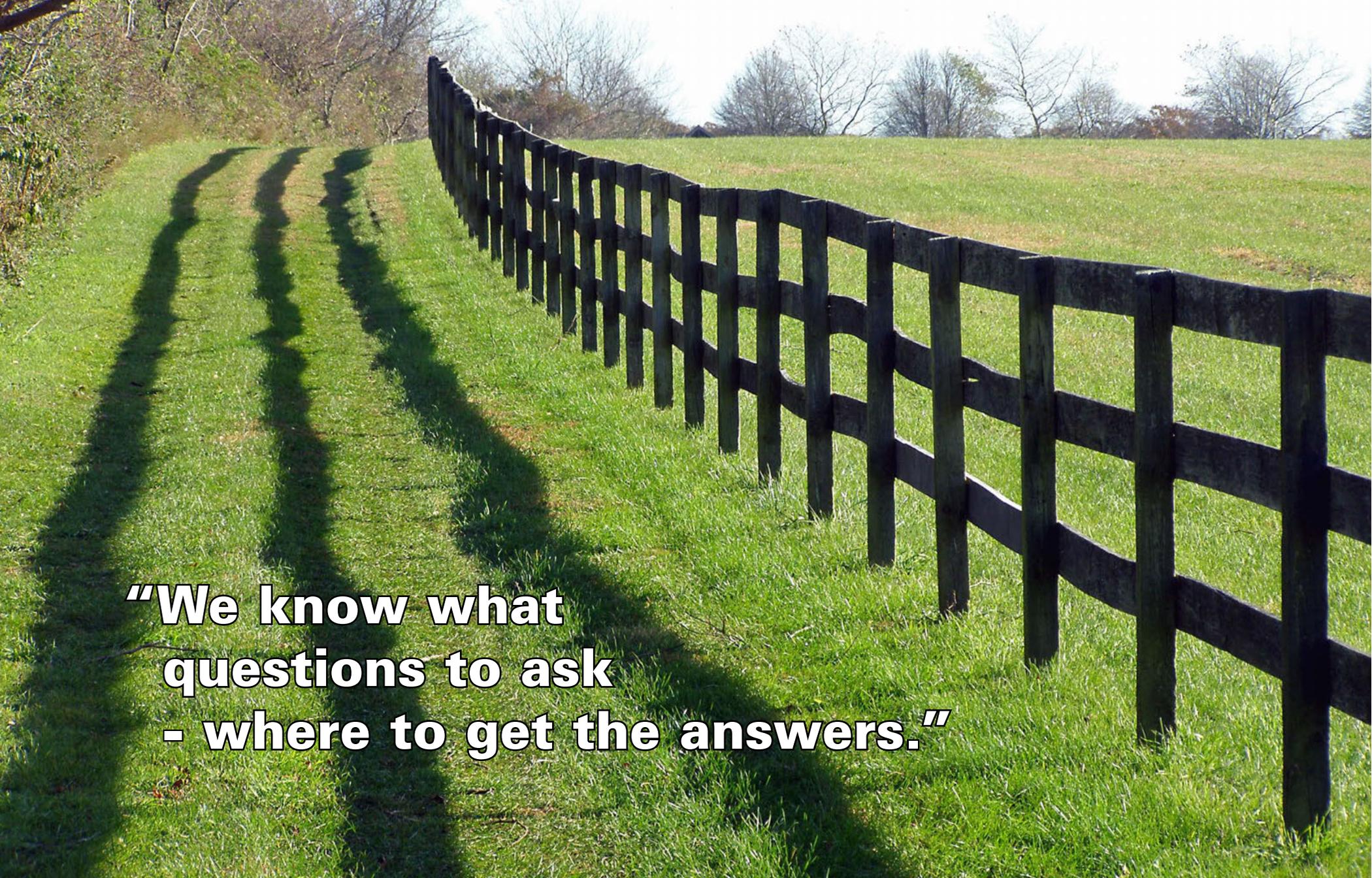


and available mitigation, and consultation with appropriate individuals to ensure that the evaluation of environmental resources is proper and comprehensive. We develop accurate, defensible and thorough reports for our clientele, at an appropriate level of inquiry to address the issues at hand.

We have the expertise to evaluate and resolve issues that may be associated with your project.



**“Accurate technical reports
are a key to success.”**

A photograph of a wooden fence in a green field. The fence is made of dark wood and runs along a grassy path. Long shadows are cast on the grass to the left of the fence. The background shows a line of trees under a clear sky.

**“We know what
questions to ask
- where to get the answers.”**

Zoning & Feasibility Studies

As time goes on, regulations are becoming more complex, requiring thoughtful consideration at every step in a project. Completing the proper research in the early stages of a project can prevent disastrous results. The Inter-Science team provides an extensive analysis of the various overlapping zoning and development land use controls affecting a site. Some of the areas we investigate include:

- Type and size of allowable uses
- Location and setbacks for principal and accessory structures from property lines or natural features
- Identification of height, area, coverage, landscaping and parking requirements
- Determination of the presence of wetlands
- Identification of flood plain construction limitations
- Evaluation of adjoining land uses and their compatibility with a proposed project

We can tell you what permits are needed, and how to secure them. Pre-purchase site feasibility studies can also prevent unintentional results. The Inter-Science team provides clients with an evaluation of potential for a project prior to the actual purchase of a site, taking out the guesswork. We can structure the level of evaluation to respond to the needs of the client, thus being cost effective and issue-oriented.

INTER-SCIENCE RESEARCH ASSOCIATES, INC.

Providing Services in Environmental Planning,
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A Reputation Built on People

Hiring the right people will be one of the most important decisions in any project. Since 1980, Inter-Science has built its reputation on being friendly, and providing a product that is quality-driven. The company's philosophy and

work ethic of honesty, integrity and hard work have allowed Inter-Science to be one of the foremost environmental land use planning and development firms on Long Island.

Our talented staff and a network of consulting professionals in all areas of land use and environmental planning are the company's cornerstone. Our expertise covers specialized fields including: natural and wetland sciences; wildlife biology and ecology; environmental impact

analysis, zoning regulatory control analysis; environmental site design and land use planning; strategic planning and project management. For more challenging projects that require a special area of expertise, we have developed a consortium of highly-qualified consultants available to meet the special needs of our clients. The Inter-Science team can either fill a specific void in your existing group of consultants, or can assist you in a consultant selection process and organize and oversee your team throughout the approval process.

**We are creative and thorough
and can make your project happen.**

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“We produce results.”

Scope of Services

The following is a brief list of the typical services we provide:

- Pre-Purchase Site Evaluations.
- Environmental Site Assessments.
- Zoning and Land Use Assessments.
- Subdivision and Site Plan Designs.
- Freshwater and Tidal Wetlands Identification and Flagging.
- Wetlands, Duneland and Natural Resource Restoration.
- Environmental Impact Assessment and Mitigation Planning.
- Identification of Flood Plain Requirements.
- Aerial Photographic Interpretation.
- All Levels of Regulatory Permitting.
- Strategic Services and Project Management.
- Quality Graphics, Plan Design and Production.

**Special property
requires special attention.**

**Let Inter-Science
Research Associates, Inc.
assist you with
your next project.**

INTER-SCIENCE RESEARCH ASSOCIATES, INC.

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