



Land Surveying and Mapping

Construction Layout and High-Rise Professionals

Zoning, Boundary and Land Use Experts

Expert Witness Surveying, Mapping and Testimony

Flood Mapping and FEMA Certification

Site Planning and Subdivision Consultants

Protect your investment.  
Stake your claim, from Montauk to Manhattan.

P: 516.248.2766 F: 516.294.8570 | FGROUPE.COM INFO@FGROUPE.COM

# Benchmark of Design

The most important investment in one's life is real estate. A piece of Real Property, whether it be virgin land or a historical landmark, the planning for new and redevelopment of land is one of the most integral parts of land surveying and civil engineering. Every site presents unique and challenging opportunities. The client's specific requirements, environmental concerns, political issues, and restraints imposed by both topography and local zoning codes are all addressed. Whether it is a fraction of an acre or a large plat of land, our designers can transform a conceptual land development plan into a buildable and economically feasible design, incorporating sound engineering practice. Throughout each phase, our engineers coordinate the project with the architect and other design professionals. Our goal is to provide exceptional service through the design of economical, efficient and serviceable site improvements.

## There are no limits to our dynamic capabilities.

From small residential to large commercial properties not to mention the tallest of skyscrapers.



# A Long History

Brothers have killed over it. Wars have been fought over it. Neighbors have fenced it. George Washington, Thomas Jefferson and Abraham Lincoln surveyed it. It has been stated that over 80% of the World's economy is based on land transactions. The largest field in surveying involves the creation, delineation, and retracement of land boundaries and is called boundary, land, or cadastral surveying. The oldest types of surveys in recorded history are boundary surveys, which date back to about 3,500 B.C. Surveyors during ancient Egyptian times laid out parcels each spring along the fertile Nile River region after flood waters receded and aligned the pyramids so that their edges were aligned in the cardinal directions of north-south and east-west. George Washington spent a portion of his life subdividing and monumenting lands in the District of Columbia. As property values increase, the importance of more accurate surveys, monumentation, and written records has also increased. Boundary surveying requires knowledge in both the mathematics of surveying and land laws. Surveyors are hired by land owners to physically delineate a boundary of their property, and subdivide larger tracts of land into individual parcels for property rights and liability cases. The legal system calls upon surveyors to become expert witnesses during land dispute cases.

The firm with the name you know providing small and large scale services while treating you like family.

## Serving:

ENGINEERS, ARCHITECTS, DESIGNERS, BUILDERS, DEVELOPERS, TITLE COMPANIES, BANKS, OIL COMPANIES, ATTORNEYS, COURTS, POOL AND FENCE COMPANIES, HOME OWNERS, MUNICIPALITIES, TELECOMMUNICATION COMPANIES, REAL ESTATE AND PROPERTY MANAGEMENT COMPANIES. WHETHER YOU ARE BUYING, SELLING, PLANNING, DESIGNING, DEVELOPING, OR PERHAPS EVEN DISPUTING OVER THE PROPERTY LINES.

We Are Here for Your Needs  
**PROTECT YOUR INVESTMENT.**

## SURVEYING BELOW, ON AND ABOVE THE EARTH

- Detailed and Comprehensive Drawings
- Unique, Crisp, Clean and Readable Format
- For Use As Legal Documents in Court
- Fast, Competitive, Quality Proven Services
- Expert Witness Testimony
- Variety of Highly Experienced Curriculum Vitae's
- Experts in the Art and Science of Boundary Retracement
- Municipal Liaison to Represent Your Submission to building, planning and zoning departments.

\*We are here for your needs, protect your investment whether you are buying, selling, planning, designing, developing, legalizing, perhaps even disputing your real properties.

### Reputation

A reputation you can build on. No excuses when working with our team at Ferrantello Group. You'll be in the hands of designers, engineers, surveyors, and expert planners. With over 50 years of consulting, diverse experience and knowledge that is unsurpassed, there are no limits to our capabilities. The blend of professionals will walk you through the process of your project to ensure the proper instruction and supervision from start to finish.

The Ferrantello Group is a full service design firm that specializes in residential, commercial buildings, subdivisions and unique projects of all sizes and scopes. We are a company with whom our clients can feel comfortable communicating their ideas to achieve their dreams. With our expertise, our clients save time and money and can say that their experience is one of a kind. No other firm will service you on a large scale and treat you like family.

## SURVEYING ON ALL LEVELS IN A HIGH STAKES INDUSTRY

### Services

- Site Engineering Planning and Subdivision Consulting
- First to Last Phase Construction Surveys
- Building, Health Department & C.O. Surveys
- Title and Mortgage – ALTA/ACSM Surveys
- Trip and Fall Photo Dynamic Surveys
- Expert Witness and Photographic Surveys & Testimony
- All phases, types, sizes of site plans, surveys, maps and expert diagrams
- Telecommunication, GPS and FAA Surveys
- Sanitary and Drainage System Design and Inspection
- Site Layout (Fences, Walls, Structures and Infrastructure)
- Topographical Surveying – Contours, Trees, Etc
- In-depth RADIUS and AREA Maps of all types & sizes
- FEMA Flood Insurance Elevation Certificates, L.O.M.A Applications
- Construction Layout, Building & Remote Monitoring
- High Rise Services
- Utility Mapping & Layout
- Monitoring Wells, Wetland & Environmental Surveys
- Interior As Built
- 3D Scanning & Point Cloud Generation

### Did you know?

Most banks and attorneys will not be able to close on property sales unless all structures on subject property are permitted and have proper Certificates of Occupancy, Completion and new survey.

### Legalization

#### Selling your home?

We can obtain Certificates of Occupancies and Certificates of Completion for structures built without permits.

The following is a list of structures that require Certificates of Completions:

- Converted garages to living space
- Finished cellars and basements
- Exterior cellar entrances
- In-ground, semi-in-ground and above ground swimming pools
- Ponds with a depth greater than 18 inches
- Hot tubs
- Fences exceeding 4 feet in height and replacement of existing fences
- Interior home alterations of load bearing partitions
- Any fuel burning stoves and fireplaces
- Additions
- Extensions
- Dormers
- Skylights
- Parent/Child use apartments
- Senior residence apartments
- Plumbing fixtures added, replaced and/or relocated from original locations
- Decks and raised patios
- Open and enclosed porches
- Porticoes
- Aluminum awnings
- Sheds
- Attached and detached garages

## CLIENT LIST:

### Federal

- US Army Corps of Engineers
- Federal Bureau of Investigation
- National Security Agency
- Federal Aviation Administration

### State

- NYS DOT
- Port Authority of NY & NJ
- MTA
- DASNY
- Office of General Services
- Empire State Development Corp.
- DEC
- NYS Thruway Authority
- Dormitory Authority NYS
- MTA Long Island Railroad
- NYS Office of Mental Health

### City

- NYC DOT
- NYC DDC
- NYC SCA
- NYC DEP
- NYC HA
- NYC EDC
- NYC DPR
- NYC Dept. of Transportation
- NYC Parks & Recreation
- NYC Housing Authority
- NYC Department of Sanitation
- NYC Health & Hospitals Corporation
- NYC Department of Corrections

### County

- DPW
  - Planning Commission
  - Parks & Recreational
  - Highway Department
- ### Markets
- Property Owners
  - Malls
  - Shopping Centers
  - Golf Courses
  - Vineyards
  - Corporate Plazas & Centers
  - Big Box Commercial

- 7-Eleven
- CVS
- Walgreens
- Benihana
- Checkers
- Small to Large Subdivisions
- Fire Houses
- Telecom Facilities
- Religious Institutions
- Beaches - Public & Private
- Single to Multi Family Residences
- Condos, Co-ops, Townhouses
- Municipal Parking Facilities
- High Rise Skyscrapers

- Title Companies
- Pool Companies
- Fence Companies
- Site Development
- Paving Contractors
- Concrete Contractors
- Real Estate & Property Management
- Airport Facilities
- Bridges
- Corporate & Commercial
- Consulting & Planning
- Civic & Community
- Educational Facilities
- Environmental
- Federal & Government
- Hospitals & Medical
- Highways & Roadways
- Industrial
- Justice & Correctional
- Public Facilities
- Sports, Parks & Recreation
- Railroads
- Religious & Cultural
- Residential
- Retail Spaces
- Transportation

## ABOUT US:

- Over 50 years of Diverse & Vigorous Experience
- Experienced staff of over 35 years
- We consult with village, town, county, state & federal agencies on a wide variety of zoning & building dept. issues
- Detailed and comprehensive drawings
- Unique, crisp, clean and readable format
- For use as legal documents in court
- Fast, competitive, quality proven services
- Serving Manhattan, Brooklyn, Bronx, Queens, Nassau and Suffolk Counties
- Standard CAD formatted drawings

**State of the Art 3-D Dynamic Surveying Field, Office Equipment and CAD Software Utilizing a vast collection of over 100 years of professional records including:**

- John P. Ferrantello
- Frank S. Ferrantello
- Vito A. Valenti
- Lewis Waters
- Bernard Padnick
- Walter P. Stewart
- Boswell-Fletcher Consulting Engineers & Land Surveyors
- G.S. Van Der Werken
- Charles E. Glass
- Robert Clement
- Walter W. Flechtner
- A-1 Survey Corp.
- Lester Malm





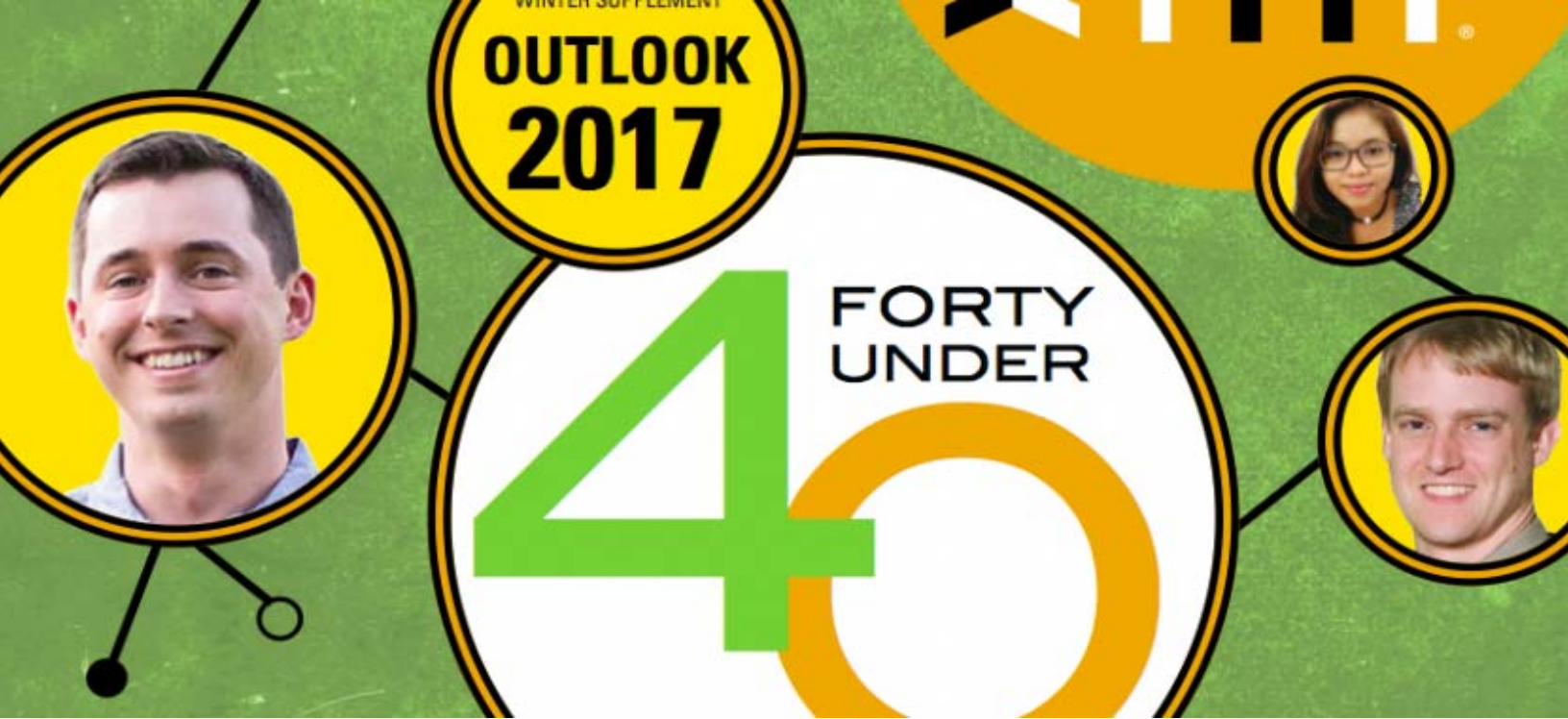
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## THE NAME YOU KNOW.

WE CONSULT WITH VILLAGE, TOWN, COUNTY, STATE AND FEDERAL AGENCIES ON A WIDE VARIETY OF ZONING DEPARTMENT, BUILDING DEPARTMENT & PLANNING DEPARTMENT ISSUES

OVER 50 YEARS OF REAL PROPERTY, ENVIRONMENTAL AND LAND USE EXPERIENCE





## 40 Under 40, 2017: Frank Ferrantello

### PRESIDENT OF FERRANTELLI SURVEYORS AND LAND PLANNERS

NEW YORK, USA

EXECUTING LAND AND CIVIL DESIGN in and around one of the world's largest metropolises is not for the faint-hearted. Dizzying sky-scrapers, massive public works, rapidly expanding high-end residential complexes, intensely complex survey records, and regulatory and permitting processes: these are in the wheelhouse of Frank S. Ferrantello. As a professional land- and civil-design consultant with his hands on unique, individualized approaches, Frank is a land surveyor and land planner who has designed, presented, and gotten approval for many site plans, subdivisions, and condominium plans. He has also surveyed high-rise buildings throughout New York City and has performed air rights surveys, builder pavement plans, architectural topographical surveys, and building monitoring plans and studies.

Frank seeks to move the profession forward by example, implementing state-of-the-art technology and presenting to planning commissions and zoning boards. Frank says, "The profession itself is to define the property lines and measure the evidence we find." He has a diligent approach to find all manner of evidence to come to a definitive point, often, as peers note, way beyond the reasonable doubt that others might have.





## **CURRICULUM VITAE**

### **FRANK S. FERRANTELO, PLS**

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#### **Licensure:**

Frank S. Ferrantello – New York State Licensed Land Surveyor No. 50762

**Education:** Civil Engineering/Land Use Planning (Hofstra University)

#### **Awards and Features:**

- AM BEST endorsement as a top recommended firm.
- Point of Beginning Magazine Top 100 Firms in USA, 2015
- BIANCO: Building Inspectors Association of Nassau County Voted #1 Surveyor 2014
- 305th Engineer Army Regiment: Certificate of Appreciation for training of military service members.
- XYHT Magazine Top 40 Geospatial Professionals under 40 years old IN THE WORLD, 2017.
- Recognized by Guinness Book of World Records as the Official Surveyor for all future records that require measurements to be performed by a Land Surveyor (World's Longest Feather Boa-June, 2019)

#### **Published Articles:**

##### ***Attorney at Law Magazine:***

- The Old Survey
- Easements Can Make or Break a Deal
- The Professional Land Surveyor An Essential Part of the Team
- Protect Your Investment
- Condemnation & Ownership Rights

#### **Professional Associations:**

- NYAPLS (New York Association of Professional Land Surveyors). Public Relations Board, Standards Board, Strategic Planning committee;
- NSPS (National Society of Professional Surveying);
- ALTA (American Land Title Association);
- ACSM (American Congress of Surveying and Mapping);
- NSCE (Nassau Suffolk Civil Engineers & Land Surveyors Association) – (Director 2013-2015, Vice President 2015-2017, President 2017-present);
- ASCE (American Society of Civil Engineers);
- NYLTA (New York Land Title Association);
- AIA (American Institute of Architects)

## **Ownership:**

Ferrantello Land Surveying, P.C.

Ferrantello Engineering and Surveying Group, P.C.

The Expert Mapping Company, P.C.

Liberty Land Surveying, P.C.

The New York Land Survey Company, P.C.

## **Areas of Expertise:**

- Land & Bldg. Surveying and Mapping
- Trip and Fall, Slip and Fall
- Accident & Site mapping
- Boundary Disputes
- Adverse Possession
- Right of Way and Easements
- Zoning and Land Use Planning
- Flood Plain, Elevation, Datum & Grading Drainage Issues
- Land Development and Earthwork
- Utility and Mark out Issues
- Professional Negligence
- Standard of Care Evaluation

## **Professional Work Experience:**

Mr. Ferrantello has been retained by a vast number of law firms, insurance companies, and municipalities. Mr. Ferrantello has extensive experience with diverse projects including:

- Expert Surveys
- Maps
- Plans
- Diagrams
- Exhibits
- Testimony for damages and injuries
- Site Planning
- Subdivision Consulting
- Examining title records, deeds, and other recorded documents
- Ingress and egress
- Pedestrian easements
- Right of ways
- Air and development rights
- Vista easements
- Bridle paths
- Beach
- Bathing and mooring rights
- Covenants and Restrictions
- Real property
- Zoning and other land use principles.
- Extensive knowledge of the local Long Island zoning codes, site planning, and subdivision regulations.

Mr. Ferrantello has over 24 years of experience practicing and over 12 years of licensure. Both prior to and post college, Mr. Ferrantello worked for the firm of John P. Ferrantello P.C., from 1998 until 2010. Upon receiving his licensure in 2010, Mr. Ferrantello took over the well-established firm of John P. Ferrantello P.C. The company had over 50 years of history in the Land Surveying and Engineering Profession. Then, in 2011, Mr. Ferrantello started the practice of Ferrantello Land Surveying P.C. As the President, he managed all aspects of the Civil Engineering and Land Surveying practice.



His duties over the last 24 plus years of experience consisted of:

- Office and field surveying
- Drafting
- Research & Computations
- Boundary Analysis
- Site planning Project Management
- Design
- Layout
- Inspection of Various Sites and Projects (standard, sustainable and unconventional)
- Grading
- Drainage
- Sanitary, Septic and Sewer Utility
- Traffic, Road Plan and Profile
- Parking and Pavement
- Site Alignment
- Maintenance and Protection
- Demolition
- Site Utility
- Photometric Lighting
- Phasing and Staging
- Filed Map
- Restoration
- Routing
- Building Layout
- Building Monitoring Seismicity
- Slope Analysis
- Complete Civil Site Land Development Site Plan Packages
- SWPPP and SECMP Plans including Zoning and Site Data Analysis
- Soil Boring and Percolation
- Leaching Rates
- Approach Speeds
- Turning Radiuses
- Horizontal and Vertical, Manual Photometric Calculations
- Flood Mapping and Surveying and Flood Vent Engineering
- Sea Wall
- Bulk Heads
- Retaining Walls
- Realignment of creeks and canals
- Stripping and Signage

Both his Field and Office Work experience involves a wide range of projects and sites including Residential Single to Multifamily, High Rise Municipal, Utility, Private and Public, Commercial and Industrial.

He has provided submissions to local municipalities including a wide range of Villages, Towns, Cities, Counties, NY State including:

- Building Departments
- Planning
- Health
- Environmental Agencies
- NYSDOT (New York State Department of Transportation)
- NYCDOT (New York City Department of Transportation)
- DEC (Department of Environmental Conservation)
- Attorney General
- Army Corps of Engineers

## **Business**

- Operations Drafting and Reviewing Contracts
- Evaluating Logistical Operations
- Estimations
- Risk Mitigation
- Study of Engineering and Real Property Law, Zoning, Building, ADA (Handicap), and traffic codes

- Details and Specifications – MUTCD, Traffic Counts,
- SWarrant Analysis
- AASTO
- Environmental
- DEC

### **Municipal Engineering with Infrastructure**

Mr. Ferrantello was directly involved in specifying, designing, constructing, inspecting and planning:

- Streets
- Sidewalks
- Water Supply Networks
- Sewers
- Street Lighting
- Municipal Solid Waste Collection
- Ponds Storage Depots for various bulk materials used for Maintenance and Public Works (salt, sand, etc.)
- Town Beaches,
- Public Parks and Bicycle Paths
- Surveying and Inspecting Conduits
- Access chambers of various utilities.

### **Design, Layout, and Inspection**

- Vaults, Gravity Sewers, Force Mains, etc.
- Inspection of steel, concrete structures, etc.
- Decking engineering
- Reinforce bar columns
- Flow Rates
- Pressure
- Leaching Grates
- Design of Precast Concrete Structures for Drainage
- Sanitary and other Precast Applications.
- Classify soil types to ASTM Standards
- Review Percolation Tests
- Prepare Bids and Final Reports for Public Work Bids with Certifications.

### **Building Codes:**

- Establish and implement New York State Building Codes and Local Municipal standards for Flood Proofing (water proofing) Basements, and Designing Flood Vents to eliminate Hydrostatic Pressure against foundations
- Design footings, drains and other systems to stop hydrostatic Pressures from building up.
- Building monitoring and observation of lateral movements and deformation of building settling and shifting plates
- Design cast in place footing
- Design Slope Stabilization and ECMP, SWPPP Plans

### **Study Experience:**

During his study for licensure, Mr. Ferrantello mastered the following:

- Eminent Domain, Condemnation, Adverse and out of possession rules and case law
- The theory of location and simultaneously created boundaries
- Theory and practice of surveying
- Evidence and procedures for boundary location
- Interpreting land records
- Survey data adjustment and analyses
- Surveying for construction
- GPS satellite surveying
- Brown's boundary control and legal principles
- Black's law dictionary
- The consolidated laws of New York
- Laws related to reality subdivisions, conveyance of title, recording of deeds.
- Cemeteries
- Riparian boundaries and ownership.
- State boundaries, State lands and acquisition.
- Village, town, county and state highways

Mr. Ferrantello also privately studied the following topics.

- Architectural detailing
- Detailing for landscape architects
- Civil engineering standards
- Land development calculations
- Planning and urban design standards
- Introduction to law
- Construction law
- Business law

### **Court Testimony:**

Mr. Ferrantello testified, surveyed, and investigated numerous interesting and challenging projects. On each one, he exceeded expectations of any Professional or Counsel he consulted and advocated alongside. Compiled below is a list of courts Mr. Ferrantello testified and provided expert affidavits, presentations and testimony in:

- Bronx County
- Kings County
- Manhattan
- Staten Island
- Queens County
- Nassau County Civil Court & Planning Commission
- New York State Supreme Court
- Town of Hempstead Civil Court & Zoning Board of Appeals
- Town of Huntington Civil Court & Zoning Board of Appeals
- Town of Oyster Bay Zoning Board of Appeals
- Town of Smithtown Planning Board
- Incorporated Village of Centre Island Planning & Zoning Boards
- Incorporated Village of Flower Hill Planning, Zoning and Architectural Boards
- Incorporated Village of Floral Park Planning, Zoning and Architectural Boards
- Incorporated Village of Laurel Hollow Planning & Zoning Boards
- Incorporated Village of Lawrence Planning & Zoning Boards
- Incorporated Village of Mill Neck Planning & Zoning Boards
- Incorporated Village of Muttontown Planning & Zoning Boards
- Incorporated Village of Oyster Bay Cove Planning & Zoning Boards
- Incorporated Village of Kings Point Planning, Zoning and Architectural Boards

