



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 20 years of experience practicing and over 8 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 20 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