

3.2 Community Services

3.2.1 Introduction

The following chapter describes existing community services and potential impacts resulting from the proposed Stateline Retail Center project, including potential effects on police, fire and emergency medical services. As noted the Applicant is proposing to subdivide the property into two commercial lots and develop 14,800 square feet of office space on Lot 1 and 184,800 square feet of retail space with 11,000 square feet for community, management office and office/personal service use on Lot 2. Tax revenues generated by the Proposed Action could be used to supplement these community service providers.

A Putnam County Emergency Operations Center (EOC), located in Carmel, handles all emergency "911" calls in the County. Dispatchers at the EOC have sophisticated computer systems which allow them to pinpoint the location of the call and dispatch the appropriate police, fire or emergency medical assistance, providing the quickest and most suitable response. The call center handles approximately 15,000 emergency calls annually. The Putnam County Sheriff's Office is the backup system for emergency calls.

3.2.2 Police Protection

Existing Conditions

For the Town of Southeast, police protection is provided by both the Putnam County Sheriff's Department and the New York State Police. The "closest car" concept is utilized in response to 911 emergency calls. Typical response times would be under five minutes, depending on the location of the nearest patrol car.

The Putnam County Sheriff's Department is headquartered in Carmel, approximately nine miles from the project site. The Sheriff's Department has 83 sworn officers and a total force of 107 personnel. A minimum of two patrols is assigned to the Southeast area 24 hours per day by the Sheriff's Department.¹ The service ratio is one deputy sheriff per 1,200 citizens. The planning standards ratio for police personnel provided by the Urban Land Institute (ULI) in their 1994 *Development Impact Assessment Handbook*, is two police per population of 1,000. The current staffing of the Sheriff's Department falls below this standard. The Sheriff's Department responded to over 26,000 calls for service in 2006.²

Current staffing levels at the New York State Police, Brewster Barracks, includes 13 officers and four detectives. Seven police cars are based at the barracks, with anywhere from one to three on patrol at any given time.

Future Conditions Without the Proposed Project

Due to the anticipated future development county-wide that is unrelated to the Proposed Action, it is expected that there will be an associated increase in demand for law enforcement resources in the forthcoming years. While, there is no specific plan to address this baseline commercial, industrial and residential growth, it is expected that the County and State police will add resources when necessary.

¹ Chief Donald B. Smith, Putnam County Office of the Sheriff, correspondence, October 5, 2006.

² Captain Tom Lindert, Putnam County Sheriff Department, interview January 10, 2007.

Potential Impacts of the Proposed Project

Police protection for the proposed development would be provided by a combination of Putnam County Sheriff's Office personnel and the New York State Police. The site would be subject to routine patrols by the Putnam County Sheriff's Department.

The proposed project would not increase the resident population of the Town of Southeast, since it is a commercial development that includes retail, office and community space. Based on standards contained in the Development Impact Assessment Handbook (Urban Land Institute (ULI), 1994), it is estimated that two police officers per 1,000 population is required to serve a residential population, with one fourth of that number resulting from the same number of non-residential employees. This equates to 0.5 police personnel required per 1,000 workers.

Two hundred and sixty nine (269) full time workers are anticipated to be employed by the proposed development after construction. The proposed office building (Lot 1) is expected to employ 45 full time workers during the general business hours of 8 AM to 6 PM. The proposed retail facility and community space (Lot 2) is projected to employ 224 full time employees who would be distributed over multiple shifts generally between the hours of 10 AM and 10 PM.

The Proposed Action would result in an increase in demand of 0.14 police personnel. To be conservative, if all 60 spaces of Lot 1 were occupied and assuming one person per vehicle and all 852 parking spaces of Lot 2 were occupied by either workers or patrons and assuming two people per vehicle, then the site population would be expected to generate demand for less than one additional police personnel according to the ULI standards. It is noted that the increased demand placed on the Department from the Stateline Retail Center development would represent an incremental increase in demand on existing services, rather than demand for new services in this area which the ULI rates assess.

In addition to the police protection provided by the local forces, other measures of site security are likely to be provided by each of the retail and office establishments based on individual needs. Each building would have its own internal security system that would likely include intruder alarms connected to the Putnam County Sheriff's Office, as well as security cameras. The office space, as well as some of the like retail tenants proposed, may have their own security personnel. The buildings would have exterior lighting and security cameras to help deter criminal activity. Parking areas would be illuminated after dark as an additional security measure. It is expected that the larger retail stores proposed on Lot 1 would be served by private security guards on an as needed basis, possibly with car patrols during nighttime hours.

The traffic associated with the increased activity due to the proposed development may require increased police presence in the project area. Traffic projections are discussed in Chapter 3.9, Traffic and Transportation, of this document.

Statistics relating to calls for service from a comparable development were acquired from the Sheriff's Office. Although significantly larger than the proposed Stateline Retail Center, the Highlands Shopping Center in conjunction with the adjacent Southeast Executive Park were used for comparison purposes. The two developments are similar to the Proposed Action in layout and in land uses. The Highlands Shopping Center, a retail development, contains several anchor businesses including a Kohl's department store, Linens-n-Things home goods store, Home Depot home improvement store, Michaels craft store, and Marshall's department store, as well as numerous secondary retail stores and restaurants. The Southeast Executive Park is

an office complex that houses several medical and financial services. Each development has a single access drive from NYS Route 312. The access drives are approximately 500 feet from each other. As a note, the Metro-North Railroad Southeast train station, which generates a high volume of traffic to the Highland Shopping Center area, is located at the end of Independent Way, just south of the shopping center. Therefore, the data obtained would present a worst case scenario comparison to the proposed development.

According to the records, the Sheriff's Department responded to 32 calls for service in 2006 at addresses included in the Highlands Shopping Center. An additional eight responses did not contain a specific address listing, but were identified as being along Independent Way and were assumed to result from the retail center. Of the 40 total responses, 14 responses were due to the automated alarm systems of the commercial facilities. An additional ten responses were motor vehicle lock-outs and five responses were due to traffic accidents. Four calls were associated with larceny or theft. Table 3.2-1 shows the breakdown of responses by the Sheriff's Department to the Highland Shopping Center in 2006 by call type.

Table 3.2-1 Putnam County Sheriff Response to Highland Shopping Center, 2006	
Type of Call for Service	Number of Calls
Response to alarm	14
Motor vehicle lock out	10
Medical Aid	2
Assistance to other police or ambulance units or related	1
Disturbance	1
Larceny / theft	3
Auto Accident with Property Damage	4
Auto Accident with Injury	1
Property Found	2
Suspicious Activity	1
Notification	1
TOTAL	40
Source: Putnam County Sheriff Department.	

According to the records, the Sheriff's Department responded to 15 calls for service in 2006 at the Southeast Executive Park. The Sheriff's Department responded to approximately 26,000 total calls for service county-wide in 2006. All responses to the Highland Shopping Center and Southeast Executive Park resulted in a total of 61 police responses or 0.2 percent of the total calls to the Department in 2006.

Part of the taxes generated by the Stateline Retail Center would be distributed to Putnam County, as discussed in Chapter 3.3, Economic Conditions. This additional revenue may provide capital to the Sheriff's Department for increasing staff size or purchasing equipment, should that be required as a result of the Proposed Action or to accommodate unrelated residential and/or commercial development in the future.

Based on the comparison information presented above, it would not be expected that the proposed development would adversely impact local police services. Furthermore, according to Chief Smith, the Putnam County Sheriff's Department anticipates no significant impact to police service as a result of the proposed project³.

3.2.3 Fire Protection

Existing Conditions

There is a county-wide Mutual Aid agreement in place in Putnam County⁴, which is a plan to allow assistance between all County Fire Departments. The Officer-in-Charge of the fire has the capability to request assistance whenever it is deemed necessary.

The Brewster Volunteer Fire Department and Ambulance Corps serve the entire Town of Southeast. The department's headquarters are at 501 North Main Street approximately three miles from the project site. A substation is located at Route 312 and North Brewster Road, approximately six miles from the project site. A new substation is proposed along Milltown Road, but has not yet been approved.

The Brewster Volunteer Fire Department force has approximately 115 active members and regularly looks to increase its volunteer force. The ULI fire standards call for 1.65 fire personnel for every 1,000 population served. Based on 2000 US Census population of 17,316, the Brewster Fire Department service ratio for active members is approximately 6.64 responders per 1,000 population, which is well above the ULI's planning standard. Response time for the volunteer force to the project site would be approximately 10 to 15 minutes during work hours, with a shorter response time of 5 to 10 minutes at night. The Fire Chief could normally respond in less than five minutes.

Brewster Volunteer Fire Department's equipment includes three Command Vehicles, a four-wheel-drive engine, two all-wheel engines, a third engine, a brush truck, two tankers, one 100' tower ladder truck, a heavy rescue truck, one Fire Police Van, a Chief Vehicle, two Ambulances, a hose reel truck with 4,000 feet of 5" hose, a utility truck, an inflatable boat and a hard-bottom boat. There is no plan to acquire additional equipment.

Future Conditions Without the Proposed Project

Due to the anticipated future development county-wide that is unrelated to the Proposed Action, it is expected that there will be an associated increase in demand for fire protection resources in the forthcoming years. While, there is no specific plan to address this baseline commercial, industrial and residential growth, it is expected that the fire department will add resources when necessary.

Potential Impacts of the Proposed Projects

Calls for fire/medical emergencies would be routed through the EOC, where dispatchers would notify the Brewster Fire Department.

³ Chief Donald B. Smith, Putnam County Office of the Sheriff, correspondence, October 5, 2006.

⁴ Phone call with Adam Stiebeling, Deputy Commissioner of Putnam County Bureau of Emergency Services, on February 22, 2005.

The Stateline Retail Center project would result in the subdivision of land into two commercial lots and the development of 14,800 square feet of office space on Lot 1 and 184,800 square feet of retail space with 11,000 square feet of community management office and office/personal service use on Lot 2. Building E on Lot 1 is proposed as office space. Buildings A through D are proposed as retail uses and will be located on Lot 2. Three one-story buildings are proposed (Buildings A, B, and D). Building E on Lot 1 and Building C on Lot 2 are proposed as two story buildings. Building C would house the proposed 11,000 square feet for that would include office uses, personal service uses, a management office and community space on its second floor. Refer to the Plan Set attached to this document for a depiction of the proposed buildings. Buildings E and C may have different requirements from a fire protection perspective due to the second story. The Brewster Volunteer Fire Department is currently equipped with a 100-foot tower ladder truck and the two-story structure would have no additional equipment requirements.

Since the project is located along Interstate 84, no buildings are located adjacent to existing buildings. A substantial buffer of at least 200 feet is provided by the proposed undeveloped areas and stormwater detention basins from the nearest proposed building to the existing residential building located to the west of the project site. All buildings proposed in the Stateline Retail Center development would incorporate a fire sprinkler system.

The proposed access roads are designed to accommodate fire engines and truck traffic. One vehicular access route is proposed for Lot 1 from US Route 6 to service the office building. Two vehicular access points are proposed from US Route 6 to service the retail buildings proposed for Lot 2. All internal roadways are designed to accommodate delivery traffic, as such all turning radii to access the buildings are large enough to handle vehicles with larger turning radii than fire apparatus. Refer to Figures 3.9-21 and 3.9-22 immediately following Section 3.9, Traffic and Transportation, of this DEIS. In conformance with building codes, fire lanes about the buildings to provided full access for emergency vehicles and services.

As discussed in Chapter 3.13, Infrastructure and Energy, fire protection for each building would be provided by individual systems. The buildings would contain the appropriate fire sprinkler system per the Building and Fire Codes of the State of New York. Although the fire system has not yet been fully designed, as it is largely dependent on specific building design details and site layout, it is anticipated that the fire protection system would be self contained and include a vented storage tank and fire pumps that would supply water to individual building sprinkler systems. Numbers from one international big box retailer puts the minimum design standards for water flow from a non-boosted system at 1,800 gallons per minute (gpm) at 55 pounds per square inch (psi) and that for general fire fighting at 4,000 gpm at 20 psi. The final sprinkler system design would comply with the standards set forth for in the appropriate Codes. The use of a water storage tank(s), specifically sized for the sprinkler systems, would minimize the need to draw groundwater during a fire event.

The proposed development will meet the required fire protection measures, including water pressure and sprinklering. The Stateline Retail Center site plan would require Planning Board review and approval. During this site plan review process, the Planning Board is expected to refer the refined project plans to the Board of Fire Commissioners for final review to confirm that the site plan continues to adequately address all fire concerns, such as building access, emergency vehicle circulation through the site, and water supply access.

Statistics relating to calls for service from a comparable commercial development were acquired from the Putnam County Emergency Operation Center (EOC). As with the police demand, the

Highlands Shopping Center in Brewster was used for comparison purposes but unlike the data received from Sheriff’s Department, the EOC data only included calls to the Highlands Shopping Center. Data pertaining to nearby office complexes was not obtained. Additionally, the EOC was not able to provide the number of responses by address, so all calls to locations along Independent Way, including the Highlands Shopping Center and the Metro North Southeast Train Station, were obtained. In a phone conversation, Thomas Lannon, Director of the Putnam County Emergency Management, noted that calls generated by the Southeast Metro train station would be a significant percent of the total calls.

According to the EOC records, the Brewster Fire Department responded to 45 calls for service in 2006 along Independent Way. These included EMS responses. The majority of responses were for medical assistance, totaling over 44 percent, or 20 calls. Of the 45 responses, 14 were due to the automated fire alarm systems of the commercial facilities. Fires and gasoline spills generated three responses each, while four responses were traffic accidents. The remaining call was to stand-by for assistance.

Table 3.2-2 shows the breakdown of responses by the Brewster Fire Department to addresses listed along Independent Way in 2006 by call type.

Table 3.2-2 Brewster Fire Department Response to Independent Way, 2006	
Type of Call for Service	Number of Calls
Medical Aid	20
Response to automatic fire alarm	14
Vehicle Accident	4
Fire	3
Gasoline Spills	3
Stand-by	1
TOTAL	45
Source: Putnam County Sheriff Department.	

As noted above, the data received from the EOC did not include calls to the local office complexes (i.e. Southeast Executive Park). However, the location of the Metro-North Railroad Southeast train station, at the end of Independent Way, generates a high volume of traffic to the Highlands Shopping Center area and it is believed that due to the number of commuters utilizing the train station, a high percentage of the Department responses are related to individuals traveling to and from the train (as so noted by the EOC director). Therefore, the use of this data would present a similar or even worst case scenario comparison to the proposed development regardless of the lack of data pertaining to office complex calls.

The existing Mutual Aid agreement for all Fire Departments in Putnam County ensures that additional fire fighting and rescue resources are available if required.

Part of the taxes generated by the Stateline Retail Center would be distributed to the Brewster Fire Department. This additional revenue would provide capital to the Department for the purchase of new fire equipment, if required in the future.

Chief Clair, of the Brewster Fire Department, noted that the Department would be adequately equipped to handle anticipated fire emergencies at the proposed development and that the proposed project would not result in a significant impact to the Department.⁵ No significant impacts to fire protection services are anticipated as a result of the construction of the Stateline Retail Center.

3.2.4 Emergency Medical Services

Existing Conditions

The Putnam County Emergency Operations Center (EOC) was developed to handle emergency "911" calls. Dispatchers at the EOC have sophisticated computer systems which allow them to pinpoint the location of the call and dispatch the appropriate emergency medical assistance, providing the quickest and most suitable response. The Putnam County Sheriff's Office would operate as the backup system for emergency calls.

Ambulance provider information for Putnam County, as listed on the New York State Department of Health website, is shown in Table 3.2-3. The closest providers to the project site, which are most likely to respond to a call from the dispatchers are the Brewster Volunteer Fire Department and Ambulance Corps., Patterson Fire Department, Carmel Volunteer Ambulance and the Lake Carmel Fire Department.

⁵ Chief Ken Clair, Brewster Fire Department, conversation, December 7, 2006.

Table 3.2-3 Putnam County Ambulance Services		
Agency Name	Address	Level of Care
Brewster Fire District	501 North Main Street, Brewster	Basic Life Support
Carmel Volunteer Ambulance Corps	6 Garrett Place, Carmel	Basic Life Support
Empire State Ambulance Corp.	43 Miller Road, Mahopac	Paramedic
Garrison Vol. Ambulance and First Aid Squad, Inc.	51 Old Highland Turnpike, Garrison	Basic Life Support
Kent Volunteer Fire Department	2490 Route 301, Carmel	Basic Life Support
Lake Carmel Fire Department	Rt. 52, Carmel	Basic Life Support
Mahopac Falls Volunteer Fire Department, Inc.	Luccaro Road, Mahopac Falls	Basic Life Support
Mahopac Volunteer Fire Department	741 Rte 6, Mahopac	Basic Life Support
Patterson Fire Department #1, Inc.	13 Burdick Road, Patterson	Basic Life Support
Philipstown Volunteer Ambulance Corps, Inc.	14 Cedar Street, Cold Spring	Basic Life Support
Putnam Lake Fire Department, Inc.	72 Fairfield and Haviland Drive, Patterson	Basic Life Support
Putnam Valley Volunteer Ambulance Corps, Inc.	269 Oscawana Lake Rd., Putnam Valley	Basic Life Support
Watchtower Farms Medical Unit-Patterson	100 Watchtower Drive, Patterson	Basic Life Support
Alamo Ambulance Service	South and Dutcher Avenue, Pawling	Basic Life Support

Several medical facilities serve the project area and are described below.

Located on Stoneleigh Avenue in Carmel, New York, approximately seven miles from the project site, the Putnam Hospital Center (PHC) serves a population of more than 150,000 in Putnam, northern Westchester and southern Dutchess counties. PHC is a 164-bed, not-for-profit, acute care hospital offering the highest quality medical, surgical, psychiatric, pediatric and obstetrical/gynecological care, as well as 24-hour emergency services and home health care. The hospital has 110 medical/surgical beds, a 10-bed intensive care unit, a 10-bed pediatric unit, a 14-bed maternity unit and a 20-bed adult psychiatric unit; a full range of inpatient and outpatient services are offered. PHC has a staff of over 300 physicians, surgeons and allied health professionals and approximately 1000 employees. Expanded facilities at PHC include a Certified Home Health Care Agency and Long Term Home Health Care Program, a Dialysis Center for outpatients, a birthing center, a state-of-the-art ambulatory surgery unit, MRI center, pain management program, outpatient radiology and physical therapy departments, 36 physicians' offices and administrative offices.

The Danbury Hospital has 371 beds and is located on Hospital Avenue in Danbury, Connecticut, which is approximately 15 miles from the project site. This hospital serves approximately 360,000 residents of western Connecticut and southeastern New York. Its specialized facilities include a Level II Trauma Center and Emergency Department, a Cancer Center, a Family Birth Center and Level II neonatal intensive care unit, a Cardiac Center, a Cardiac Catheterization Laboratory and Cardiac Rehabilitation Center, a Dialysis Unit, the Center for Ambulatory Surgery, an accredited sleep disorders center, advanced radiologic and oncology care via two linear accelerators, MRI, CAT, PET Scan and interventional radiology, Main Street Physical Rehabilitation Center, a pediatric pulmonary/asthma management program and the Seifert & Ford Family Community Health Center. Danbury Hospital has 10 clinical departments and a medical and dental staff of more than 500 physicians. The Hospital employs close to 3,000 people and 67 resident physicians.

The Hudson Valley Hospital Center (HVHC) is located just east of the City of Peekskill limits, on Crompond Road in Cortlandt Manor. It is approximately 19 miles south of the project site. HVHC has emergency facilities and provides a full range of medical services with specialty clinics for maternity, radiology, surgery, cardiology, breast care, arthritis and rehabilitation.

Additional hospitals are located in Montrose, Beacon and Poughkeepsie, New York.

Future Conditions Without the Proposed Project

Due to the anticipated future development county-wide that is unrelated to the Proposed Action, it is expected that there will be an associated increase in demand for emergency medical service resources in the forthcoming years. While, there is no specific plan to address this baseline commercial, industrial and residential growth, it is expected that emergency medical service resources would added when necessary.

Potential Impacts of the Proposed Project

The need for emergency care (either for customers or employees) at the proposed development would be met by contacting the "911" call center, where a dispatcher would determine the type of emergency response required and send the nearest appropriate unit. The anticipated response times to the project site for first responders would be 5-10 minutes.

Emergency responders have established protocol for responding to emergency situations, including vehicular accidents. Police and fire personnel would respond to any vehicular accidents occurring on-site, with ambulance transport service responding as necessary.

The individual spaces of the proposed development (i.e. retail stores, office spaces and community space) would have standard operating procedures for employees responding to emergency situations within the stores, as well as emergency first aid kits. No specific air lifting provisions are proposed as part of this project. Should the air lifting of trauma patients be required at the Stateline Retail Center, space in one of the parking areas could be utilized.

As stated above, the Highland Shopping Center was used as a worst case scenario comparison to the proposed development to determine potential impacts of the proposed Stateline Retail Center on emergency medical services. As shown in Table 3.2-2, above, the Brewster Volunteer Fire Department and Ambulance Corps responded to 20 calls for emergency medical services to properties listed at addresses along Independent Way in 2006. Chief Clair, of the

Department, noted the proposed project would not result in a significant impact to the Department.⁶

No significant impacts to emergency medical services are anticipated as a result of the construction of the Stateline Retail Center. Tax revenues generated by the Proposed Action could be used to supplement emergency service resources.

⁶ Chief Ken Clair, Brewster Fire Department, conversation, December 7, 2006.