

3.6 Community Facilities and Services

3.6.1 Existing Conditions - Police, Fire, Ambulance, Water, Sewer, & Solid Waste

Police Protection

The Clarkstown Police Department provides police protection services to properties within the 40 square mile area that comprises the Town of Clarkstown. The police department headquarters is located at 20 Maple Avenue, New City, approximately 5 miles south of the project site.

The Town of Clarkstown police force provides police protection for the Town of Clarkstown including the hamlets of Bardonia, Central Nyack, Congers, Nanuet, New City, Rockland Lake, Valley Cottage, West Nyack and portions of the Villages of Nyack, Spring Valley and Upper Nyack. The Clarkstown Police Department employs 163 police officers and 22 civilian employees who provide 24-hour per day coverage. The department has recently been reduced by 10 sworn offices and 2 civilians. The department handles approximately 60,000 service calls per year with a service area of approximately 85,000 people. The area that the Town of Clarkstown police covers is approximately 35 square miles, which includes approximately 300 miles of road, nine hamlets, and a large commercial base including two malls. There are presently 1.92 police officers per 1,000 residents.

Sworn personnel are also involved in various programs including Crime Prevention, Accident Investigation and Reconstruction, STOP DWI, Commercial Vehicle Enforcement, Intelligence, Youth Court, Explorers, Smart Sales, and Child Vehicle Restraint.

Typical response time to a residence at Orchard Ridge would be approximately three to five minutes.

Fire Protection

The proposed development is within the Congers Fire District and is served by the Congers Fire Department which is a 100% volunteer fire department serving the Hamlet of Congers. This department participates in the mutual aid program to supply emergency support to neighboring fire districts who in turn supply mutual aid support to the Congers Fire District as needed.

The Congers Fire District currently operates 2 fire stations and is staffed by 80 members. The closest fire station to the project site is located at 64 Lake Road, Congers, New York. Based on information provided by Vince Narciso, Town of Clarkstown Fire Inspector, the current response time is an average of three to four minutes.

Based on information provided on the Congers Fire Department, the department is headed by a Chief, 2 assistant chiefs, 1 Captain, 1 Lieutenant, 2 assistant Lieutenants, a Chief Engineer, and 2 assistant Engineers, who oversee firematic operations. The business office division of the department is headed by the President, Vice President, Recording Secretary, Financial Secretary, and a Treasurer who perform administrative operations.

The Congers Fire Department currently operates 7 pieces of equipment including 4-water/pump trucks, 1-tower ladder truck, 1-rescue vehicle, and 1-rescue boat. The department is staffed by 80 members who respond from two fire stations. In 2009, the department responded to approximately 206 alarms. These alarms consisted of structural fires, motor vehicle accidents

(MVA's), automatic alarms, vehicle fires, brush fires, underwater rescue, mutual aid, and various other calls for assistance.

Ambulance Services

The Congers-Valley Cottage Volunteer Ambulance Corps provides emergency ambulance service to the project area. Average response time is between five and seven minutes. The Corps has approximately 68 active volunteers, with 3 fully equipped New York State Certified ambulances, and responds to an average of 1,400-1,500 calls per year. Of these 1,400-1,500 calls per year it was estimated, by Captain Arthur Panov¹, that 80-85% of the calls are from residential portions of the coverage area and 15% are from commercial/industrial portions of the coverage area.

The coverage area of the Congers-Valley Cottage Volunteer Ambulance Corps serves mainly Congers and Valley Cottage. However, if needed the Corps will cover other areas in Rockland County to give support to other community Ambulance Corps. Approximately 1/3 of the calls that the Corps, responds to are mutual aid calls (aiding other communities in Rockland County).

Currently, the Conger-Valley Cottage Volunteer Ambulance Corps has a temporary location on Route 9W while their permanent location at 122 Kings Highway is under construction. The facility is being expanded to accommodate three ambulance vehicles.

Water Service

United Water New York, Inc. (UWNY) utilized both groundwater wells and surfical water to supply water to customers in Rockland County through 6" to 30" pipes, which run throughout the road network. Specifically, UWNY serves all of Rockland County not including Suffern, Hillburn, and Nyack. United Water was questioned regarding their current capacity via a letter sent August 17, 2010, however in their responding letter dated September 22, 2010 this information was not provided.

In a document entitled *Rockland County Department of Health Assessment of United Water New York Water Supply Available for New Projects*, included as Appendix F, states that the projected peak demand for 2010 is 49.30 MGD while it's peak supply capacity of 54.33 MGD Thus total peak supply capacity exceeds the projected peak demand, leaving an available peak capacity of 5.53 MPG available to supply water for new projects.

Sewer Service

The project site is serviced by Rockland County Sewer District No. 1. This district services the Town of Ramapo, Town of Clarkstown, and parts of the Town of Orangetown. The waterwater treatment facility is located in Orangeburg, New York, which the district operates along with the major interceptors and pumping stations and all sewers within the Village of Spring Valley, however, the towns of Rampo and Clarkstown maintain most of the 8" sewers.

The wastewater treatment plant, mentioned above, was expanded in the mid 1980's to be capable of treating 28.9 millions of gallons per day (MGD). As described on the Rockland County Sewer District No. 1 website² the wastewater treatment process includes mechanical bar screens, aerated grit chambers, primary settling tanks, rotating biological contactors, and

¹ Phone conversation with Arthur Panov, November 10, 2010.

² <http://www.co.rockland.ny.us/sewer/rocklandnysewerdistrict.org/index.html>

secondary settling tanks. Sodium bisulfite is used to dechlorinate prior to discharging the effluent into the Hudson River in Piermont, New York.

Solid Waste Disposal

The Town of Clarkstown does not provide municipal refuse collection for multifamily home developments, such as the Orchard Ridge proposed development. Therefore, private solid waste pick up and recycling will be supplied to this proposed development.

3.6.2 Potential Impacts and Mitigation - Police, Fire, Ambulance, Water, Sewer, & Solid Waste

The potential impacts on Community Services is the same under the Hemlock Road Access Plan or the Meola Road Access Alternative.

Demographic multipliers published in the Urban Land Institute's Development Impact Assessment Handbook, indicates 1.8 population would be generated by a two bedroom unit for a senior residential community. Based upon the age restricted nature of this development, and consistent with the GDEIS for the AAR Zoning Amendment, this multiplier of 1.8 has been used to project the population for Orchard Ridge. By comparison, 2000 U.S. Census Data indicate that the average household size for all housing types in the Town of Clarkstown is 3.90 persons, and the average family size is 3.27 persons.

Based upon the active adult multiplier, approximately 576 persons are projected to reside in the Orchard Ridge development. Due to the active adult age restriction of this project there will be no school age children living at Orchard Ridge. Preference will be given to existing Clarkstown Residents and their families per the stipulation in the AAR Zoning regulations, however, the new housing at Orchard Ridge cannot be restricted to exclusively Clarkstown residents, thus the maximum impact scenario would be the addition of 576 new residents. The sale of single family homes currently occupied by seniors to families is within the normal cycle of real estate transactions and does not constitute a basis for secondary growth.

Based upon the 2010 US Census, the current population for the Town of Clarkstown is estimated to be 84,187 persons. The addition of 576 persons to this population represents less than a one percent increase. The Rockland County Comprehensive Plan projects continued population growth within the County, with an additional 17 percent population increase anticipated over a 10-year period. The level of growth associated with the Orchard Ridge development will contribute to anticipated level of growth.

Police Protection

Based on planning standards contained in the Development Impact Assessment Handbook, model factors for police protection recommend two (2) police personnel per 1,000 persons which further breaks down to 1.5 police personnel per 1,000 persons for residential uses and 0.5 police personnel per 1,000 persons for nonresidential uses. Based on this standard, 576 persons would increase police staffing needs by less than one person which is not likely to have a significant impact on the Town's police personnel ratio of 1.92 personnel per 1,000 residents.

A letter and a service questionnaire were sent to the Clarkstown Police Department to Chief of Police Peter Noonan on September 20, 2010, and on September 28, 2010 to Sergeant Harry Baumann (refer to Appendix B, Correspondence). During a phone conversation with Sergeant

Harry Baumann on September 27, 2010, he indicated that there would be no additional burden to police protection as a result of the proposed Orchard Ridge project. In a letter dated October 5, 2010, included in Appendix B, Police Chief Michael Sullivan indicated that the increase in senior citizen population may have minimal impacts due to the current reductions of the police department staff. The response to the questionnaire also indicated that any residential facility of this size may require a traffic control device and that there should be a secondary "entrance/exit" for emergencies if possible. There are two access points from the proposed project under either the Hemlock Drive Access Plan or the Meola Road Access Alternative.

Fire Protection

Based on planning standards published in the Development Impact Assessment Handbook, approximately 1.65 fire department personnel per 1,000 population is recommended to provide adequate fire protection service. Up to 576 new residents would generate demand for less than one additional fire department personnel. The project would generate \$77,804 in annual property tax revenues to the fire district to offset the additional demand (see Section 3.7 of this DEIS). The proposed roads within the project will be designed in accordance with Town specifications and can adequately accommodate emergency service vehicles. Fire hydrants will be installed according to Town standards.

A letter was sent to the Congers Fire Department on August 17, 2010 (refer to Appendix B, Correspondence). No written response was received, however a phone interview was conducted with Mr. Vince Narciso, Town of Clarkstown Fire Inspector on August 23, 2010. During this phone interview Mr. Narciso stated that this project would not require the Congers Fire Department to expand its staffing, facilities, and/or equipment and that construction of the proposed development would not impact the Congers Fire Department.

Ambulance Services

Based on planning standards contained in the Development Impact Assessment Handbook, approximately 36.5 calls per 1,000 population are made annually. Based on this standard, the additional 576 residents would increase EMS calls by approximately 21 calls annually on average. The project would generate \$9,704 in annual property tax revenues to the fire district to offset the additional demand (see Section 3.7 of this DEIS).

A letter was sent to the volunteer ambulance service providers on August 17, 2010 and then again to Mr. Brian Lynch of the Congers-Valley Cottage Volunteer Ambulance Corps on August 25, 2010 (refer to Appendix B, Correspondence). Captain Arthur Panov responded via phone on September 24, 2010. Based on the conversation with Captain Panov the facilities are equipped to handle the new project. However, there is a current need for more personnel. There has been an ongoing issue to recruit personnel since the positions with the Corps are only on a volunteer basis. Even with the need for more personnel, which is ongoing, this project would not have a significant impact on emergency medical services.

Water Services

The Orchard Ridge development proposes 320 units. The project engineer has provided that the average daily demand for water would be approximately 73,300 gallons per day (gpd), including water for irrigation and for club house use. This calculation is based upon an estimated 125 gpd usage per person, for a total population of 576 persons, plus 1,300 gpd for irrigation and use of the club house facilities. These calculations are consistent with Rockland County Department of Health Standards for estimating water demand.

According to a Willingness to Serve Letter received from a representative of United Water New York, included in Appendix B, service could be made available to the proposed project but would be subject to the following conditions:

- Prior to installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to UWNYS, for review by their engineering department review and approval;
- If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by the applicant in accordance to the terms and conditions of Rockland County's standard agreements for extensions;
- Service will be provided in accordance with the terms and conditions set forth in the United Water Company's filed Tariff, as amended or modified time to time;
- Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a Ten State Standards).

Mitigation Measures

United Water New York has adequate resources to serve the project. United Water New York has indicated their willingness to serve the proposed project in a letter dated November 19, 2010, included in Appendix B. Water infrastructure upgrades may be required, and the applicant will install these improvements as per the conditions noted above.

Sewer Services

Sanitary sewer flow generated from Orchard Ridge is estimated at 73,300 gallons per day, based on information provided by the project engineer. During a phone conversation with Mr. Joseph La Fiandra on September 8, 2010, it was stated that there are no plans to expand the main facility located in Orangburg, however it is undergoing capital improvements. The Rockland County Sewer District #1 (RCSD) is working on expanding the Hillburn facility, this facility is separate from the Orangburg facility and located in the western portion of Rockland County.

During the September 8th, 2010 conversation and as stated in the June 22, 2010 letter from RCSD, it was requested that a design engineer perform a flow and capacity analysis of the sewer system before the district would approve the connection of the Orchard Ridge development to the sewage system. This analysis will indicate if the project will result in the

need to improve the District's infrastructure. The applicant may be required to pay additional fees, above the minimum impact fee, to improve the District's infrastructure.

Annual taxes generated to the Sewer District are projected to be \$47,995, as indicated in Table 3.7-2 of section 3.7 of this DEIS.

Solid Waste Disposal

The per household rate for solid waste generation according to the Urban Land Institute's Development Impact Handbook, is .00175 tons per person per day. The proposed development projects an increase in population by 576 persons, resulting in an estimated solid waste generation of 1.01 tons per day.

Dumpsters and solid waste storage areas are proposed for the multifamily residential buildings and the recreational complex. All refuse storage areas would be screened from view of public roads. Solid waste will be collected according to the schedules applicable to the private contractor. Since the Town of Clarkstown does not supply solid waste pickup within multifamily developments, thus development will not have an impact on the Town's solid waste facilities.