

3.7 Community Services

3.7.1 Project Background

The Town of Bedford, New York, is located in the north-central Westchester County and includes the three hamlets of Bedford Village, Katonah and Bedford Hills. The original Bedford village was founded in 1680, and was part of Connecticut until 1700 when a royal decree settled a boundary dispute.¹ Bedford is roughly 40 miles from downtown New York City and is surrounded by the communities of Mount Kisco, New Castle, Somers, Lewisboro, Pound Ridge and North Castle.

The proposed Tripi Subdivision is located in an area of predominantly residential development, as well as some institutional uses, within the Town of Bedford. The site fronts Harris Road on the south side and New Street on the north.

The proposed Conventional development of 19 single-family residences, is anticipated to have a sales price of between \$1,000,000 and \$1,500,000 for each 4-bedroom residence. The schedule for construction is approximately five years starting in 2011 and ending by 2016.

The Conservation (cluster) development of 23 single family residences are anticipated to have a sales price of between \$750,000 and \$1,250,000 for the market-rate three and four bedroom homes. The anticipated construction period is the same as indicated above, or 2011 through 2016.

A population projection for the proposed Tripi Subdivision has been based on demographic information for the "single-family" housing type for reported in the Rutgers University, Center for Urban Policy Research: Residential Demographic Multipliers (2006) Because population and school-age children multipliers derived from 2000 Census data have not been published, data contained in this publication are the most currently available at this time, and are considered the planning standard for analyses such as these. The demographic multipliers provided for total household size, and total school-age population, for four bedroom homes in the Northeast region are 3.67 and 1.058 persons, respectively.

Based on the above, the proposed Conventional Subdivision is projected to increase the Town's population by 70 persons, including 20 school aged children, when fully occupied. Given the combination of three and four bedroom homes proposed for the Conservation subdivision, that plan is projected to increase the Town's population by 75 persons including 18 school age children. Based on information provided by the Westchester-Putnam School Boards Association (Facts & Figures 2004-2005), approximately 8.5% of school-age children in the Katonah-Lewisboro School District attend private or parochial schools.

3.7.2 Police Protection

Existing Conditions

The Town of Bedford Police Department was contacted to obtain information on police services in the Town of Bedford. Figure 3.7-1 illustrates community facilities within two miles of the site.

The project site is located within the jurisdiction of the New York State Police and the Town of

¹ Needs Assessment and Facilities Master Plan, Report Final Draft, Bedford Police Department, December 2005

Bedford Police Department. The Bedford Police Department is a full-time, full-service agency offering professional police, protection and law enforcement services to Bedford residents and businesses, and visitors to the Town. The functions of the police department include community-based policing and patrol, traffic enforcement and investigation, criminal investigation services and youth services (DARE program, youth court and school liaison). The department is also responsible for parking enforcement, dog control and school crossing guards.

The Town of Bedford Police Department is located on 307 Bedford Road in Bedford Hills. As per the Needs Assessment and Facilities Master Plan prepared by the Bedford Police Department in December 2005, the Bedford Police Department consists of 43 sworn police officers and 13 full and part-time civilians, and maintains a fleet of around 20 vehicles. The department operates around the clock, seven days a week and provides the latest in professional police protection. It is led by a Police Chief and three Lieutenants who serve as commanders of the patrol, administration and staff services divisions. The department is the primary answering point for all 911 calls in the Town. Police, fire, medical and other emergency calls are dispatched through the county-wide 911 system.

The Department handled 23,000 calls for service and events of all kinds in the Town of Bedford in 2005. Typical events that the department handles within the town are parking problems, traffic enforcement, motor vehicle accidents, criminal incidents and aid for the sick and injured. The expected response time to the proposed Tripi Subdivision residences is less than 10 minutes.

Potential Impacts and Proposed Mitigation

Development of 19 single-family homes will create a potential demand for additional police services. Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), two police personnel should be provided per 1,000 persons. Using this standard, the projected increase of 70 persons has the potential to increase police staffing needs by less than a quarter of a staff person. This estimate would also apply to the Conservation subdivision, with an estimated population of 75 persons. According Chief Chris Menzel, Town of Bedford Police Department, the proposed Tripi Subdivision will potentially have minimal impact on the Department.²

Additional revenue provided via property taxes from the developed project could be used to increase staff or hours of operation, if necessary, and thus offset the potential increase in police services resulting from this project.

3.7.3 Education

Existing Conditions

The Tripi Subdivision is located within the Katonah-Lewisboro School District. The Katonah-Lewisboro School District, with an area of about 55 square miles and an estimated population of 19,850 is located approximately 45 miles north of New York City in the northeastern part of Westchester County. The school district is one of the New York State's union free school districts and its students are found in six (6) schools: four (4) K-5 elementary schools; one grades 6-8 middle school (John Jay); and one grades 9-12 high school (John Jay).

² Chief Chris Menzel, Bedford Police Department, phone conversation, April 9, 2007.

Each elementary school has a full-time teacher of resource room, remedial reading, physical education, art, music, and a librarian. In addition, there are the shared services of a psychologist, language therapist, and instrumental music teachers. John Jay High School has course offerings from skill level programs to honors and advanced placement courses while the secondary schools have extensive interscholastic, intramural, performing and fine arts programs.

Table 3.7-1 summarizes the grade distributions of the six schools within the district:

| Table 3.7-1 Katonah-Lewisboro School District | | |
|--|----------------------|-------------------|
| School | Grades Served | Enrollment |
| Katonah Elementary School 106 Huntville Rd Katonah, NY 10536 | K-5 | 490 |
| Lewisboro Elementary School 79 Bouton Rd South Salem, NY 10590 | K-5 | 439 |
| Increase Miller Elementary School 186 Waccabuc Rd Goldens Bridge, NY 10526 | K-5 | 358 |
| Meadow Pond Elementary School 185 Smith Ridge Rd South Salem, NY 10590 | K-5 | 376 |
| John Jay Middle School 40 N Salem Rd Cross River, NY 10518 | 6-8 | 930 |
| John Jay High School 60 N Salem Rd Cross River, NY 10518 | 9-12 | 1,275 |
| Source: New York State Department of Education BEDS Data, 2009-2010; www.greatschools.org | | |

According to information provided by New York State Department of Education web site, the student population of Katonah-Lewisboro School District was 3,868 students in the 2009-2010 school year. There are 318 certified and 141 non-certified staff. There are approximately 318 teachers in the District with 12.2 students per teacher. The average class size ranges from 19 to 26 students. As can be seen by the Enrollment History provided in Table 3.7-2, enrollments have been steadily declining over the past five years and this trend is projected to continue.

| Table 3.7-2 Enrollment History and Projection Katonah-Lewisboro School District | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|-------------------|
| Grades | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012* |
| Elementary (K through 5) | 1,749 | 1,710 | 1,685 | 1,661 | 1,619 | 1,567 |
| Middle (6 through 8) | 999 | 929 | 937 | 931 | 879 | 892 |
| High School (9 through 12) | 1,293 | 1,311 | 1,260 | 1,276 | 1,267 | 1,209 |
| TOTAL K-12 | 4,041 | 3,950 | 3,882 | 3,868 | 3,765 | 3,668 |
| Source: Katonah-Lewisboro School District, 2010-2011 Budget. *Projected | | | | | | |

The enrollment projection prepared by the Katonah-Lewisboro School District is developed using a cohort survival method. This method compares the change in the size of a grade, plus or minus, from school year to school year beginning with the kindergarten entry class for each year. This is the most conservative approach to enrollment forecasting since it does not attempt to integrate external influences such as a significant change in new housing starts or regional birth rates. A forecast that integrates external factors is generally viewed as the maximum possible growth.

Based on planning standards contained in the Rutgers University, Center for Urban Policy Research: Residential Demographic Multipliers (2006) and information provided by the Westchester-Putnam School Boards Association in its publication Facts & Figures 2009-2010, a total of 19 school-aged children who would attend public schools are projected to reside at the proposed Tripi Subdivision.³ One school-aged child of the total of 20 generated from the Conventional Subdivision project could be expected to attend private or parochial school (nonpublic). A total of 18 school-age children are estimated to reside Conservation (cluster) subdivision, and a comparable ratio 1 child of the total could be expected to attend parochial school.

Potential Impacts and Proposed Mitigation

A letter was sent to the Superintendent of Schools and the Assistant Superintendent for Business for the Katonah-Lewisboro School District to inquire about the potential effect of this project on the School District (DEIS Appendix B). No response to this inquiry was received.

As per the planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994) The maximum number of students projected to enroll at the Katonah-Lewisboro School District from the proposed Conventional development would be 19 or 0.5 percent of the total number of students (3,868) projected by the District in the 2009-2010 school year. The Conservation development would result in approximately the same ratio of new students, given the estimated 17 projected students from the subdivision. This assumes that all the homes at the proposed Tripi Subdivision development are built and occupied in one year. In fact, not all of the proposed residences will be constructed and occupied at the same time. Thus, the projected student population from the proposed residences will be introduced into the School District over a multi-year period. It is also likely that the 17 to 19 school aged students would not be in the same grade level. The introduction of students into various grade levels over a multi-year period would ameliorate the effect of the increase in school district enrollment associated with this project. The approval and construction period of this project provides time to allow the Katonah-Lewisboro School District to implement measures for the introduction of new students from this and other area projects. The declining enrollment trends will also provide available infrastructure and classroom space to accommodate new students.

Revenue provided via property taxes from the developed project would be available to increase school staff, facilities/equipment or bus trips, if necessary, to offset the potential increase in

³ Development Impact Assessment Handbook, Urban Land Institute (1994): 4 BR Single family residence in Northeast generates 0.8738 school-age children. Facts & Figures 2009-2010, Westchester-Putnam School Boards Association: Approximately 6.77 percent of school-age children in Katonah Lewisboro School District attend non-public schools.

educational services resulting from this project. Please refer to DEIS Section 3.8, Socioeconomics, for additional information relating to tax revenues.

3.7.4 Fire Protection

Existing Conditions

There is a county-wide Mutual Aid agreement in place in Westchester County, 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 Katonah Fire Department provides fire protection services to the project area. It provides fire, rescue, and emergency medical services to 4,600 people within a 14.2 square mile area in northern Westchester County, in the Town of Bedford, New York. The fire department was formed in 1874 as a public all-volunteer department.⁴ The Fire Department has a station located on 65 Bedford Road in Katonah at a distance of less than one mile from the project site.

The Department typically has 150 to 200 active members. They regularly look to increase the volunteer force. The ULI fire standards call for 1.65 fire personnel for every 1,000 population served. At 150 members, the Brewster Fire Department service ratio is approximately 32.6 responders per 1,000 population, which is well above the ULI's planning standard.

The fire department's staff is organized into four engine and hose companies, one tanker company, and one rescue company. The Department responds to approximately 365 calls annually.

The Katonah Fire Department has a station located on 65 Bedford Road in the Town of Bedford, less than one mile from the project site. The Department apparatus includes one 3,000 gallon tanker, three 750-gallon Class A pumper trucks, one Heavy Rescue truck and one Brush Unit. The Department is looking to replace two of the pumper trucks in the near future as part of a scheduled apparatus upgrade. There is no plan to acquire additional equipment.⁵

Future Conditions and Potential Impacts

Calls for fire/medical emergencies would be routed through the emergency 911 system, where dispatchers would notify the Katonah Fire Department.

The proposed subdivision roads are designed to accommodate fire engines. Access to the subdivision is proposed from both Harris Road and New Street. Fire hydrants are proposed to be located within the subdivision.

Proposed homes will be less than 35 feet in height in conformance with Town zoning requirements.

Development of 19 to 23 single-family homes will create a potential demand for additional fire protection services. Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), 1.65 fire personnel should

⁴ Katonah Fire Department website: www.katonahfd.org

⁵ Future Chief Joe Smith, Katonah Fire Department, phone conversation, April 2, 2007.

be provided per 1,000 population. Using this standard, the projected increase of 70 to 75 persons has the potential to increase fire protection staff by less than a quarter of a staff person.

In a telephone conversation, Joe Smith, 1st Assistant to the Chief of the Katonah Fire Department (Note: Joe Smith is scheduled to assume the position of Fire Chief as of 1 May, 2007), stated that the response time to the project site is expected to be under three minutes. Assistant Chief Smith further stated that the current staffing and equipment levels of the Fire Department would be sufficient to cover the anticipated fire protection demands created by the proposed Tripi Subdivision.

Additionally, the Katonah Fire Department would receive revenues of \$12,651 provided through property taxes from the Conventional subdivision project, which could be used in the future to increase manpower or facilities/equipment, if necessary. The Conservation subdivision is projected to provide \$12,262 to the Katonah Fire Department through taxes.

Proposed Mitigation

As no impacts to fire protection services are anticipated, no mitigation measures are proposed.

3.7.5 Public Water Supply

Existing Conditions

There are four water districts within the Town of Bedford that serve 2,340 households through public water supply systems. The Cedar Downs Water District in the Stanwood section of Bedford serves 66 homes, the Farms Water District in The Farms section of Bedford Village serves 83 homes, the Old Post Road Water District serves 54 homes and businesses, and the Consolidated Water District distributes water to 2,137 homes and businesses in the Katonah and Bedford Hills areas. The remainder of Town residents rely on private wells for their water.

The project site is located within the Bedford Consolidated Water District # 1, which covers an area of approximately two square miles. This District serves approximately 7,000 people with 1,847 residential and 288 commercial customers, with an average daily usage totaling approximately 800,000 gallons per day (gpd).

According to Mr. Kevin Winn, P.E. Commissioner of Public Works, the district maintains three active groundwater supply wells that provide drinking water from an aquifer which extends below the adjacent low-lying areas of Stone Hill and Cross Rivers and the Muscoot Reservoir.⁶ One of the District's wells (Bedford Hills Well, located approximately 200 feet south of the site), was shut down in 2001 due to high levels of nitrate, that approached the New York State Department of Health (NYSDOH) allowable levels. The Town is in the process of developing a connection to the New York City Department of Environmental Protection (NYCDEP) Delaware Aqueduct to ensure a long term supply of high quality water for the District. Until this additional supply is obtained, the District would be unable to meet maximum demands in the event that the largest supply well was out of service. Currently the District has a capacity of 1.2 million gallons per day, according to Commissioner Winn.

The system is served by two water storage tanks: one on Lily Pond Lane and one on Fieldwood Drive. As recommended in the master plan, the Lily Pond Lane tank was recently replaced,

⁶Mr. Kevin Winn, P.E. Town of Bedford Commissioner of Public Works, e-mail communication, February 27, 2009.

increasing capacity from 763,000 gallons to 1,350,000 gallons. With this increase the system will have sufficient storage capacity for domestic demand and fire fighting purposes to the year 2030.

The department monitors the public water supply for quality. In addition, they are charged with reading water meters, repairing and replacing fire hydrants, repairing water main breaks.

The system also includes approximately 32 miles of water mains, 325 fire hydrants and 420 valves.

Future Conditions and Potential Impacts

The proposed residential dwellings will be served by the Town of Bedford Consolidated Water District # 1. The proposed project site will be connected to the Town's water supply system through an existing water main located on Harris Road.

As discussed in Chapter 3.8, Socio-Economics, of this DEIS, the proposed Conventional 19 lot subdivision (with an average of 4 bedrooms per home) is anticipated to increase the population of the Town of Bedford by 69 persons. With an anticipated water usage of 150 gallons per bedroom per day, the total anticipated daily water demand for the proposed Conventional subdivision would be 11,400 gpd. The Conservation subdivision, with a mix of 3 and 4 bedroom homes is estimated to require 12,750 gpd.

The water supply demand for the proposed Tripi Subdivision development represents approximately 0.8 percent of the 1.3 million gpd pumping capacity and 1.4 percent of the 800,000 gpd currently supplied by BCWD No. 1 to its service area. As described above, the Town is in the process of developing a connection to the NYCDEP Delaware Aqueduct system, as well as a water treatment plant that is now under construction. Based on information provided by the Town of Bedford Water Department to the project engineer, fire hydrant number 130 is located at the end of New Street. The hydrant flow is 1005 gallons per minute (gpm), the static pressure is 78 psi, and the residual pressure is 20 psi. The engineer has prepared hydraulic calculations showing that there would be sufficient water pressure and volume at the highest elevation of the project.

The proposed Conventional Subdivision is anticipated to generate tax revenue of \$12,546 to the District. The Conservation subdivision is projected to generate \$12,160 to the District. Chapter 3.8, Socioeconomics, contains information relating to the tax revenues.

The project parcel is partially located on the groundwater aquifer used by the Town of Bedford Consolidated Water District No. 1. It should be noted that because each residence will be served by a septic system, approximately 85 percent of the groundwater withdrawn would be returned to the aquifer through percolation from the septic system leach fields. The water returned through individual septic systems will support recharge to groundwater resources. As a result, the total consumptive use (or water lost) from the groundwater system would be primarily from evapotranspiration, and uses such as landscape irrigation, car washing, and recreational uses. The total estimated consumptive use (or water lost) would be approximately 776 gpd for the entire development or 40.9 gpd for each residence.

Proposed Mitigation Measures

As no impacts to the water supply system are anticipated, no mitigation measures are proposed.

3.7.6 Sewer Services

Existing Conditions

No public sewer system is located in the immediate vicinity of the project site.

Future Conditions and Potential Impacts

The proposed Conventional residences will be served by individual Sub-surface Treatment Areas (SSTA) and the Conservation (cluster) subdivision would be served by a community septic system. The total estimated sewage flow from the Conventional Subdivision is estimated to be 11,400 gpd, while the Conservation plan estimated flow is 12,750 gpd.

Soils on the project site are described in detail in Section 3.1, Geology and Soils. In general, proposed septic systems will primarily be installed in areas of Charlton-Chatfield Complex (CrC) and Charton-Loam (Ch) soils. These soil types are described as very deep to moderately deep, well drained to somewhat excessively drained soils and are therefore suitable for sanitary disposal systems. Two other soil types are also found on the project site: Riverhead loam (RhD) and Chatfield-Hollis-Rock outcrop complex (CtC). A detailed discussion of on-site soils can be found in Chapter 3.1, Geology, Topography and Soils, of this DEIS.

Percolation and deep tests were conducted in 1992 and in 2009 for the SSTA's. The results of the 2009 soils testing is provided in this DEIS (see Section 3.1 Geology and Soils). At the time of submission to the Westchester County Department of Health (WCDOH) and the New York City Department of Environmental Protection (NYCDEP) new deep and percolation tests will be required to be conducted, witnessed, and approved by those agencies.

The sanitary systems will be properly installed according to New York State Department of Health (NYSDOH) and WCDOH standards.

Proposed Mitigation

No mitigation related to wastewater is proposed.

3.7.7 Solid Waste

Existing Conditions

According to the Highway Department, the Town does not provide municipal refuse collection or disposal services. Residents individually contract carting services for curb-side refuse collection.

Mr. John Mayfield of Mayfield Carter, one carter who would potentially provide service to the project site, estimates that his company collects approximately 60 tons of solid waste monthly within the Town of Beford. Of this, approximately twenty-five percent of the total solid waste, or approximately 15 tons per month, is recycling. According to Mr. Mayfield, after collection the

solid waste is transported to a disposal site. Mayfield Carter uses multiple disposal sites located throughout the east coast.⁷

To assist residents of the Town, the Highway Department picks up leaves in the Fall from properties of one acre or less and discarded Christmas trees in January and early February. Once collected, these items are deposited at the Town's own composting operation and the mulch that is created over time is used to enrich the soils and plantings around Town parks and office buildings. In addition, each Spring the Highway Department conducts town wide cleanup days at its Crusher Road site. Residents of the Town bring all unwanted household items except for batteries, tires and paint. Other items such as old bicycles, barbecues, lawn mowers and furniture are brought to the site.

The Town also operates a recycling center located adjacent to the Town Highway Garage. Curbside recycling is currently not provided for Bedford residents, however curb-side recycling collection can be arranged by residents along with refuse collection by private carter. Additionally, the Town recycling center accepts the following materials:

- Newspapers, bagged or tied
- Junk mail (loose)
- Cardboard
- Glass
- Cans
- Plastics #1 and #2
- Scrap metal (lawn mowers, barbecues, file cabinets, etc.)
- Clothing\

Future Conditions and Potential Impacts

Residents of the proposed Tripi Subdivision will individually contract with private carters for refuse and recycling services. Residents would most likely chose curbside or driveway pick up, which currently operate on weekly schedules.

The per household rate for solid waste generation according to the Urban Land Institute's 1994 Development Impact Handbook, is 0.00175 tons per person per day. The Conventional Subdivision projects an increase in population by 70 persons, resulting in an estimated solid waste generation of 0.12 tons per day, or 3.6 tons per month. The Conservation subdivision with an estimated population of 75 persons would generate 0.13 tons per day or 3.9 tons per month.

No dumpster, compactors or solid waste storage areas are proposed for the proposed project. All solid waste will be stored at individual houses in residential trash cans and collected according to carter schedule.

Numerous companies providing solid waste disposal are available to the Town of Bedford residents. As indicated by Mayfield Carter, the addition of 19 to 23 single-family dwellings would have no negative impact on solid waste disposal in the Town of Bedford.

Proposed Mitigation

No mitigation related to solid waste disposal is proposed.

⁷ Mr. John Mayfield, Mayfield Carter, phone conversation, April 2, 2007.

3.7.8 Hospitals, Health Care, Ambulance Services

Existing Conditions

Hospitals

The nearest full service hospital to the residents of the proposed Tripi Subdivision development is the Northern Westchester Hospital Center located on 400 East Main Street in Mount Kisco, at a distance of around 5 miles from the project site. Northern Westchester Hospital was founded 90 years ago and is accredited by the Joint Commission on Accreditation of Healthcare Organizations. The hospital is a 233-bed facility serving northern Westchester, Putnam, and southern Dutchess Counties, as well as parts of Fairfield County. With private patient rooms, nursing and support staff, and more than 500 physicians on the medical staff, NWH offers a complete range of diagnostic, medical and surgical services on an emergency, inpatient, and outpatient basis. Special services at NWH include the Institute for Neurosciences - Center for Minimally Invasive Neurosurgery; the new Interventional Radiology suite; a Breast Health program with certified mammography, breast ultrasound services and stereotactic breast biopsy; the Institute of Aesthetic Surgery and Medicine; the Center for Sleep Medicine, and a Level II Neonatal Intensive Care Unit (NICU).

A \$4-million renovation project is currently underway to expand and modernize both the nursery and NICU. NWH has grown its surgical service through the acquisition of new technologies, addition of more advanced procedures (including an emphasis on minimally invasive surgical techniques) and growth in the number of surgeons affiliating with the hospital. NWH also offers a complete spectrum of cancer care services, including, inpatient and outpatient treatment, follow-up care and rehabilitation. To broaden the scope of those services, the hospital is developing a Cancer Treatment and Wellness Center to provide the most advanced treatments available, as well as palliative care and pain management programs. In addition to providing complete coordination of a patient's care, the Cancer Treatment and Wellness Center will house a state-of-the-art linear accelerator for radiation therapy; an infusion center; and enhanced imaging services to support early diagnosis.

The outpatient center at NWH is staffed by a physician, nurse, licensed personnel and other practitioners to provide complementary therapies such as acupuncture, aromatherapy, massage therapy, Reiki and holistic health nursing. Finally, NWH offers a variety of health education programs designed to promote wellness in the community including: childbirth and parenting classes, sibling tours, CPR, EMT classes, health screenings, diabetes support and senior citizen activities. These programs are offered at the hospital and throughout the community, in the workplace, at schools and senior centers.

Emergency Services

The Katonah - Bedford Hills Volunteer Ambulance Corps located on 60 Bedford Road will provide emergency care to the project site. The Katonah - Bedford Hills Volunteer Ambulance Corps was founded in 1953, under the sponsorship of the Katonah Lions Club and was initially named Katonah Lions Ambulance Corps. In the coordinated Town of Bedford Response System, the Corps responds to the medical emergencies for both Katonah and Bedford Hills, and provides mutual-aid services for surrounding communities, as well as coverage for large sections of Interstate 684 and the Saw Mill River Parkway. More than fifty active members - all

volunteers- are paged out by the police to respond to medical emergencies in one of the Corp's two fully equipped modern ambulances.

The Corp responds to approximately 600 calls per year and in addition to providing emergency medical care, provides many other services, including free CPR training, free blood pressure readings at events, "stand-by" at parades, athletic events and instruction at schools and camps. The KBHVA Corps offers free CPR training for community residents and groups at its headquarters on Route 117 in Katonah.

Future Conditions and Potential Impacts

Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), four hospital beds are needed per 1,000 persons. Using this standard, the projected increase of 70 to 75 persons has the potential to increase hospital beds serving the area by less than 0.3 beds.

The standard for Emergency Medical Services, according to the Urban Land Institute's 1994 Development Impact Handbook, is 4.1 full-time personnel and 1 vehicle per population of 30,000. Additionally, it is estimated that a population of 1,000 persons generates 36.5 calls for emergency medical services annually. Using these standards, the addition of 70 to 75 persons from the Tripi Subdivision development would generate a demand for approximately 0.009 personnel and 0.0023 vehicles and an increase of approximately 2.5 emergency medical service calls per year.

Additional revenue provided through property taxes from the developed project could be used to help increase Corps staff, hours of operation, or facilities/equipment, if necessary, to offset the potential increases in hospitals, health care, or ambulance services. DEIS Section 3.8, Socioeconomics, contains information related to tax revenues.

The proposed project would not have a measurable impact on emergency services such as ambulance or hospital care.

Proposed Mitigation

No mitigation related to emergency medical services is proposed.

3.7.9 Social Services

Existing Conditions

Children's day care and preschool services (both private and public) are provided at several locations throughout the Town of Bedford including Bedford Discovery School (located on 191 Harris Road), Country Children's Center (located on 410 Bedford road in Katonah), Little Blessings Children Center (located on 15 South Bedford Road in Mount Kisco), All Aboard Child Care (located on 100 South Bedford Road in Mount Kisco) and Country Kids Day Care (located on 28 Virginia Avenue in Bedford).

Other social services for senior citizens are operated by the Bedford Senior Citizens online located on 425 Cherry Street in Bedford Hills. The Town of Bedford's Recreation and Parks department organizes meetings and programs in each hamlet for senior citizens. A variety of activities such as informational presentations, crafts, dance and exercise, movies, social

functions, special programs and parties are offered. Free transportation is offered by the department for local shopping and special trips to restaurants, tourist attractions and theaters. A Senior Citizen Nutrition Program and a home delivered Meals on Wheels Program are offered through an agreement with the Village of Mt. Kisco.

Potential Impacts

The potential impacts of this project include increased need for elderly, disabled, and children day care. Out of the total 70 to 75 persons projected to reside at the proposed project, there would be expected to be approximately 9 elderly, 7 disabled, and 18 children requiring day care based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994).

Most day care facilities in the vicinity are private, while some are public, supplemented through revenues received from the federal, state or local government depending on income and a variety of other qualification requirements. Private facilities are typically funded through service fees paid by participating attendees. Additional tax revenues from this proposed project available to the publicly funded services could be used to offset the potential increases in social services resulting from this project. DEIS Section 3.8, Socioeconomics, addresses projected tax revenues.

3.7.10 Utilities (Electric, Telephone, and Gas)

Existing Utility Services

Electric

Electric service in the project area is provided by New York State Gas and Electric (NYSEG) NYSEG has electric service available from its facilities located along Harris Road⁸ and the existing facilities are adequate to provide service to the proposed project.

Gas

Gas service in the project area is provided by Con Edison. An existing gas main, located on Harris Road would be adequate to provide service to the proposed project. The existing gas main may be extended into the project to provide service to all homes in the project. Consolidated Edison does not anticipate any problems accommodating the projected gas demands created by the proposed development⁹.

Telephone and Cable

Local telephone service is provided by Verizon and cable services are provided by Cablevision in the project area.

Potential Impacts and Proposed Mitigation

According to telephone conversations with each of the utility providers, service would be readily provided to the proposed Tripi Subdivision without adverse impacts to existing supply systems.

⁸ Phone Conversation with Mr. Michael Milano from NYSEG on March 30, 2007

⁹ Phone conversation with Mr. Bill Cook from Con Edison on 28 June, 2006

All utility lines installed to serve the proposed development would be placed underground, as required by the Town of Bedford Code.

3.7.11 Recreation Facilities

Existing Conditions

The Town of Bedford Recreation and Parks Department administers a large number of active and passive recreational programs open to Town residents at Town facilities. The Department provides recreation programs, special events and park facilities for Town residents. The department staffing includes four recreation professionals, clerical staff and seven-member parks crew. There are three large multi-use parks in the Town, one in each of Bedford's hamlets, Bedford Village, Bedford Hills, and Katonah. In addition to its three very active parks, the Town has two passive parks. The parks department also maintains bikeways, greenbelts, cemeteries and historic properties.

In each hamlet, an active park is available for year round activities and home each summer to a day camp. The two passive parks, Indian Hill Park, accessible from Paddock Lane in Bedford Village, and Beaver Dam Sanctuary Park, off Harris Road, Bedford Hills, offer walking trails and natural areas. Picnicking is allowed on the Village Green in Bedford Village, and at Rosaforte Park in Bedford Hills. Rosaforte Park also offers a baseball/softball field.

Town recreation facilities amount to approximately 345 acres and include the following:

- Katonah Memorial Park
- Guard Hill Preserve
- John Jay Homestead State Park
- Beaver Dam Road Park
- Indian Hill Park
- Bedford Hills Memorial Park
- Bedford Village Memorial Park

Bedford Village Memorial Park: This 26 acre park is well equipped to meet the recreational needs of the area residents. Rest rooms and a new picnic pavilion were recently added; the school age playground is new; and the tennis and basketball courts are newly rebuilt and resurfaced.

Bedford Hills Memorial Park: This 28 acre park was completed in 1998 with the addition of a Little League baseball practice field and regulation softball/baseball field. The tennis courts were rebuilt in the fall of 2000; and a new playground was recently completed for school age children. Similar to Bedford Village Memorial Park, an old garage-type building is used in Bedford Village Memorial Park for day camp purposes.

Katonah Memorial Park: Katonah Memorial Park on North Street is approximately 46 acres in area. This park has facilities for swimming, baseball, soccer, basketball and tennis. In addition to the facilities located at the other memorial parks, this park features an extensive walking trail system.

Indian Hill Park: This 108 acre park borders on the Stone Hill River, just east of Indian Hill Road and encompasses much of Pitch Swamp.

Guard Hill Preserve: The Guard Hill Preserve, in Bedford Village, covers 83 acres of pasture, woods and wetlands that had been slated to be part of a 30-house subdivision. It was donated to Westchester Land Trust by Brian and Amy Pennington. The preserve is open to hikers and horseback riders. The trails, which run from Route 22 to Guard Hill Road, skirting the back of Sunnyfield Farm, are maintained by the Bedford Riding Lanes Association (BRLA), which oversees about 200 miles of trails. Hikers or riders can reach the trails from Guard Hill Road or Route 22 in Bedford Village.

John Jay Homestead State Park: In the early part of the nineteenth century, retired statesman John Jay and his family lived in a 'modest mansion' on a large estate set among the Bedford Hills in northern Westchester County. This gracious home, surrounded by 54 acres of woodland, meadows and gardens, is a New York State historic site and is open for tours to the public.

Based on the Westchester County Planning Department's standards, Bedford residents are well-served in terms of the overall quantity of recreation and open space resources available within the Town. However, as noted in the Bedford Comprehensive Plan, the town needs to acquire, preserve, protect, improve, and maintain land within its boundaries to preserve open spaces since parks and recreational facilities are only one element of the town open space that contribute to its unique natural character. The proposed plan will commit the project site to residential use. Once committed to this use, the site will be unavailable for other uses for the foreseeable future. The proposed subdivision would eliminate an opportunity for the Town to preserve open space, assuming that the Town would acquire the property for that purpose.

Potential Impacts and Proposed Mitigation

The proposed project will add a projected 70 to 75 persons to the Town of Bedford's population and increase the local demand for recreation facilities and open space. The impact of the development would be offset by the Town requirement for land or fee-in-lieu for new subdivisions. With a per-lot recreation requirement, mitigation of the demand for recreation services would be directly proportional to the number of lots developed.

The applicant, in accordance with the Town Code, will pay a recreation fee of \$10,000 per newly-subdivided lot. These fees, in combination with tax revenues generated to the Town of Bedford by the proposed development, can be expected to be used toward the continued provision of recreation services to Town residents.

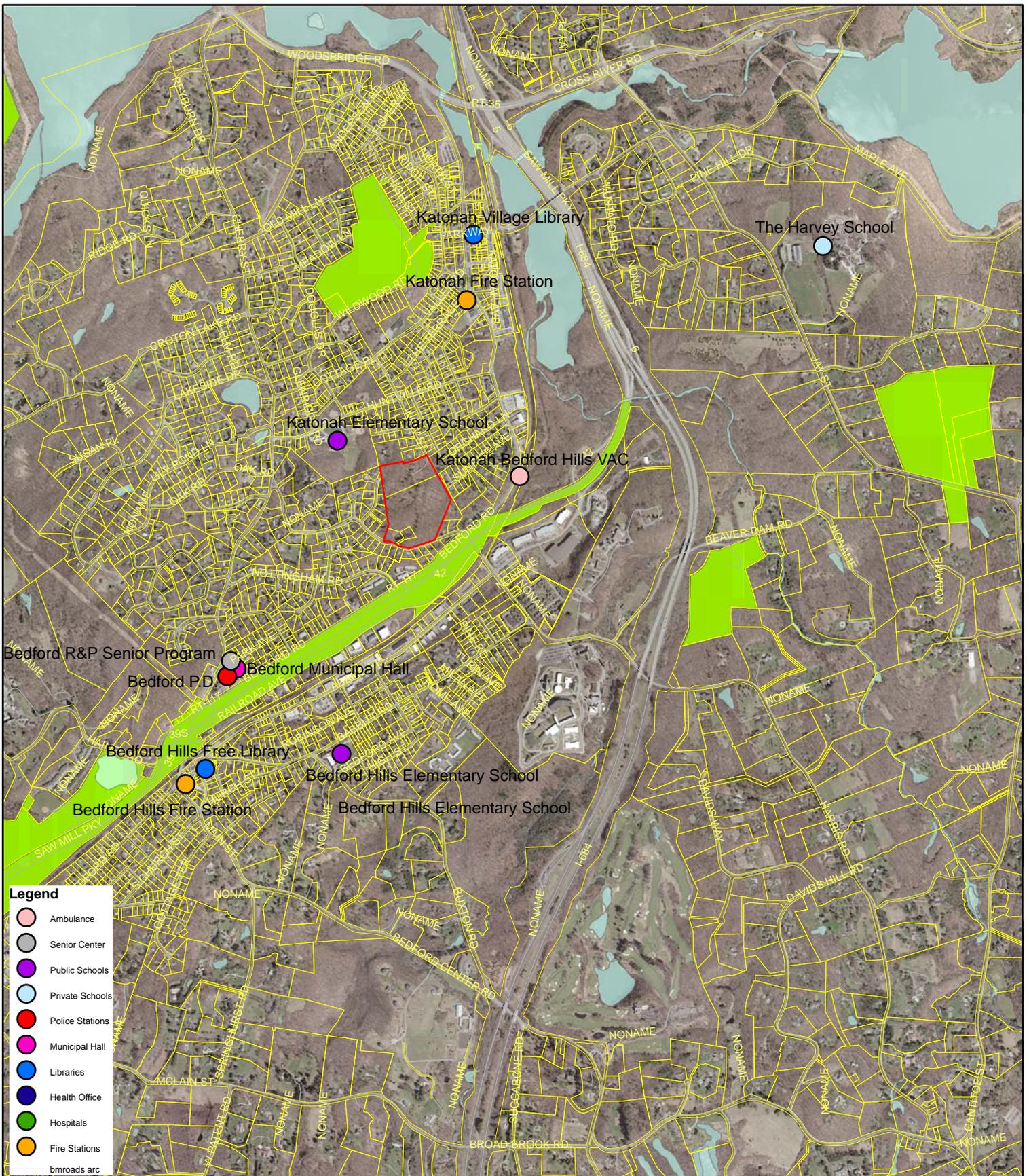


Figure 3.7-1: Location of Community Facilities

Trip Subdivision

Town of Bedford, Westchester County, New York

Source: Westchester County GIS Department &

NYS GIS Clearing House

Scale: 1" = 1,500'