

3.7 Community Facilities & Services

3.7.1 Community Services

3.7.1.1 Environmental Setting

School District

The project site is served by the Monroe-Woodbury Central School District. The District includes two K-1 elementary schools, three 2-5 elementary schools, one middle school (grades 6, 7 and 8), and one high school.

The Monroe-Woodbury Central School District geographically includes the Village of Monroe, Towns of Monroe, Harriman, much of Woodbury and parts of Tuxedo, Chester and Blooming Grove. The Monroe-Woodbury School District serves a population of approximately 30,000 people.

According to information provided by the School District, enrollments have been increasing in the District since 1990. As of September 2001, a total of 7,090 pupils were enrolled in the District. The construction of a 22-classroom addition to the middle school was just completed and has brought long needed relief to the significant overcrowding in grades 6-8. The district continues to await final plan approval from the State Education Department in order to begin construction on the completion of the fourth level of the high school in order to accommodate the projected enrollment for grades 9-12.

Table 3.7-1 below summarizes the current grade distributions and enrollments of the various schools within the District:

Table 3.7-1 Monroe-Woodbury Central School District (2001/ 2002 School Year)		
School	Grades Served	99 / 00 Enrollment
Pine Tree Elementary	2-5	919
North Main Elementary School	2-5	619
Central Valley Elementary School	2-5	642
Sapphire Elementary School	K-1	381
Smith Clove Elementary School	K-1	628
Middle School	6-8	1,783
High School	9-12	2,021
BOCES	---	97
TOTAL		7,090
Monroe Woodbury School District 2002.		

All of the schools in this School District received a rating of "5" from the New York State Public School Report Card of Comprehensive Information (1999-2000) with respect to the "district need to resource capacity". This rating states that "this is a school district with average student needs in relation to district resources capacity".

School-age children also attend schools at the area's private and parochial schools. These include:

- Sacred Heart School
- Thevenet Montessori School
- Binos Desha
- St. Paul Christian Education Center
- Monroe Day School

Police Protection

The Village of Monroe maintains a local police force and provides police protection for the Village of Monroe. The newly built police department is located on 104 Stage Rd across from the Village Hall. Currently, the Monroe police department retains 17 staff members including three sergeants and nine full time patrol officers, who provide twenty four hour a day coverage to the residents of the Village of Monroe. Conversation with Chief of Police Dominick Giudice on November 6, 2002 indicates that a total of 24,712 calls were received from 1999 to 2001.

The population data from the 2000 census indicates there are 7,800 persons residing in the Village of Monroe. Based upon these figures the police department receives 0.088 calls per month per capita. There are presently 2.18 police officers per 1,000 residents.

Typical response time to a site in this location would be three to four minutes. The nearest police stations to the subject site are the Monroe Police Station located at 104 Stage Road, and the New York State Police station located at 581 Dunderberg Road. Several municipalities in the area have police staff including the Town of Chester who could respond, should mutual aid be needed in an emergency situation.

Health Care

The primary hospital serving the Village of Monroe is the Arden Hill Hospital located in Goshen. Services offered by the hospital include: Alcohol & Substance Abuse, Ambulatory Surgery, Cardiopulmonary Center, Center for Sleep & Breathing, Cornell Occupational Health Center, Diagnostic Imaging, Emergency Services, Goshen Patient Service Center, Jeanne E. Jonas Mental Health Unit, Monroe Patient Service Center, MRI Center, Nutritional Services, Occupational Therapy, Pediatrics, Physical Therapy, Prostate Cancer Treatment, a QuickLab, Speech & Hearing, Women's Health Pavilion and a Wound Care Center.

The Arden Hill Hospital also operates a Patient Service Center in the Town of Monroe.

Arden Hill Hospital, a member of the Greater Hudson Valley Health System, is located in Goshen, New York. The hospital operates 174 beds including: Medical / Surgical / Intensive Care / Transition; Maternity, which features the area's only fully dedicated Labor, Delivery, Recovery, and Postpartum facility; Pediatrics; and Behavioral Health Services.

According to Arden Hill, its physicians, represent all of the medical specialties and offer their patients the latest in medical care supported by superb nursing, clinical, and technical staff. Arden Hill Hospital also offers various outreach programs that present preventive medicine and wellness subjects. The Hospital has extended services beyond the Arden Hill campus to accommodate volume growth and to improve consumer access to health care. Extension services include:

- The Monroe Patient Service Center (women's health, diagnostic imaging, and QuickLab services)
- Outpatient Physical Therapy/Occupational Therapy,
- Wound Care Center
- Behavioral Health Services Partial Hospitalization Program (Pathway)
- and a new Occupational Health Mobile Unit.

Fire Department

The proposed development is within the service area of the Monroe Fire Dept/Mombasha Fire Co. which is a 100% volunteer Fire Department serving Monroe, New York. Monroe Fire Dept/Mombasha Fire Co. Fire Protection District contains the entire Village of Monroe, Village of Kirias Joel, and part of the unincorporated Town of Monroe. The coverage area is approximately 10 square miles serving a population of about 22,000.

Based on information provided by the fire department, the existing condition of the fire department is further summarized as follows. The organization is made up of two sides; the Firematic end is known as the Monroe Fire Department and the Civil end is known as the Mombasha Fire Company. The Department end is headed by a Chief, 2 Assistant Chiefs, a Captain, and 2 Lieutenants who oversee all firematic operations. The civil end is headed by the President, Vice President, 3 Trustees, 2 Secretaries and a Treasurer who perform all company operations. Although divided into these two areas, the organization has provided fire protection to Village and Town of Monroe residents since 1898 as one.

The Monroe Fire Department currently operates 3 Engines, 1 Tower Ladder, 1 Heavy Rescue, 1 Dive Rescue Unit, 1 Rescue Boat, 1 Brush unit, 1 Chief's and 2 Assistant Chiefs' vehicles. These units are staffed by 60 volunteer members who respond from two stations. In 1999 the department responded to approximately 400 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. At present time the Monroe Fire Dept. does not respond to medical calls. This service is provided by the Monroe Ambulance Corps. and the Village of Monroe Police Department (within the Village of Monroe). One aspect of the Monroe Fire Dept. which makes it unique among area Fire Departments is its Underwater Dive Team. Due to the numerous bodies of water in Monroe, this team has been an essential part of Monroe's emergency services and has also been an invaluable resource for neighboring towns.

Although the Monroe Fire Dept. responds to a wide variety of emergencies, the majority of serious incidents has remained structural fires. These incidents have ranged from small one room fires to large commercial fires requiring the response of over 20 Departments from 2 counties. The Monroe Fire Department has been assisted by many Mutual Aid departments. In

addition to receiving Mutual Aid, the Monroe Fire Department has provided assistance to many Departments. These Fire Departments are primarily located in southern Orange County.

Ambulance Service

The Monroe Volunteer Ambulance Corps provides emergency ambulance service to the project area. Average response time is between five and six minutes. The Corps has approximately 35 to 40 active volunteers and responds to an average of 800 calls per year. Monroe Volunteer EMS/Ambulance protects an area of approximately 50 square miles within the Village and Town of Monroe, Orange County, New York and operates out of one station located in the Village of Monroe and serves a primarily residential area. The department is private and members are volunteers.

Effective February 4, 2002, the department has augmented their volunteer staff with paid EMTs to cover day tours from Monday through Friday when most volunteers are at their full time jobs. The Executive Board and Members agreed this was necessary in order to meet their mission of providing the highest quality of pre-hospital emergency medical care to the community.

Monroe Volunteer Ambulance is comprised of fifty (50) volunteer EMS professionals staffing the Town's busiest volunteer emergency service. Members vary from junior members, drivers, and EMT personnel.

Monroe EMS works closely with the Harriman Fire Department, the Monroe-Lakeside Fire Department, and the Village of Monroe Police Department who have department members that are either NYS EMTs or Certified First Responders. In addition, Monroe EMS have an excellent relationship with the Monroe Fire Department(Mombasha) who provides fire protection and rescue services in the Village of Monroe.

Monroe EMS is a New York State Certified ambulance service at the EMT-Defibrillation Basic Life Support level. It operates three (3) Type III ambulances and one BLS First Response Vehicle in response to 911 calls.

Each of their members pre-schedules for at least one four to twelve hour tour per week in addition to frequent weekend duty.

3.7.1.2 Potential Impacts

School Impacts

The regional and national demographic multipliers for common configurations of standard housing types for school-age children for housing built during 1980-1987 and monitored in the 1987 American Housing Survey multiplier provided in the Urban Land Institute's Development Impact Assessment Handbook Based suggest 0 and 0.1393 school age children per household for one-bedroom and two-bedroom townhouses respectively for northeast region. A conservative ratio of 0.14 for both the 44 one-bedroom units and 105 two-bedroom units was used which would generate a total of 21 school-age children residing at Hidden Creek.

The data for the Development Impact Assessment Handbook is based upon the 1987 American Housing Survey. Although the American Housing Survey is conducted annually

modeling demographic patterns is a detailed and complex process. As a result it is done much less frequently. The Center for Urban Policy, at Rutgers University, the source of the data for the 1994 Development Impact Assessment Handbook is in the process of updating the demographic multipliers based upon the 2000 Census. Based on discussions with Rutgers staff, publication of this information is anticipated in late 2004.

School age children generated by other similar developments in the region are described below and summarized in Table 3.7-2.

1. Clairwood Village located in the unincorporated Town of Greenburgh and the Hastings School District has 85 two-bedroom owner-occupied townhouses ranging in size from 2,700 to 3,700 square feet.
2. Clarewood Club located in the unincorporated Town of Greenburgh and the Hastings School District has 40 owner-occupied condo apartments in a four-story building: 36 one-bedroom (630 to 800 square feet); 4 two-bedroom (1,000 square feet).
3. Riverpointe, located in the Village of Hastings and the Hastings School District, with a total of 15 four-bedroom owner-occupied townhouses (3,400 to 4,000 square feet).
4. Livingston Ridge, located in the Village of Dobbs Ferry and the Dobbs Ferry School District has a total of 24 units- 10(42%) three-bedroom condo/maisonettes, and 14 (58%) three-bedroom townhouses. The units range in size from 3,000 to 5,000 square feet.

**Table 3.7-2
School Age Children Projection
Hidden Creek**

Project Name	# of Units	Location	School-Age Population ¹	Ratio
Hidden Creek	105 Two-Bedroom Townhouses 48 One-Bedroom Townhouses	Monroe Woodbury School District	22 (projection)	0.14
Clarewood Village	85 Two-bedroom Owner Townhouses	Town of Greenburgh	16	0.18
Clarewood Club Condos	36 one-bedroom 4 two-bedroom condo	Town of Greenburgh	4	0.1
Riverpointe Townhomes (GDC)	15 Four-bedroom Owner Townhouses	Village of Hastings	1	0.07
Livingston Ridge	10 Three-bedroom condo/maisonettes and 14 Three-bedroom Owner Townhouses	Village of Dobbs Ferry	3	0.13
Source: RH Consulting and Tim Miller Associates, Inc.				

The ratio of school age children to the overall population a ranges from 0.07 to 0.18 on an average. Thus, a multiplier of 0.1393 school age children per household to project school-age population for Hidden Creek is considered reasonable.

The Superintendent of Schools for the Monroe-Woodbury Central School District, Mr. Terrence L. Olivo, responded to a letter regarding the proposed project by expressing a strong concern with respect to the district's unprecedented growth in student population over the last five years (see Appendix E Correspondence).

The District expressed a desire to review the proposed Hidden Creek site plan to address transportation safety, bus turning radius and bus stop location. The DEIS and development plans will be forwarded to the School District for review and comment.

Police Department Impacts

Chief of Police Dominick Giudice of the Village of Monroe (November 06, 2000) indicated that the police department recently relocated to its newly built office building. The major concerns for the police department would be the traffic impacts associated with the population increase and increased activity of retail areas in the Village. Chief Giudice did note that he would like to have the proposed plan forwarded to him for future reference. The Village of Monroe Police Department has been included as an interested party and will have an opportunity to review the DEIS.

Chief Giudice's traffic concerns were not specific enough to address at a greater level of detail. As vacant lands are occupied and population increases in the Village, there will be a modest cumulative contribution to traffic in the area. The traffic study contained in chapter 3.8 of this DEIS discusses these changes and those mitigation measures that the applicant is considering.

Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), model factors for police protection suggest 2 police personnel per 1,000 persons which further break 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. Using this standard, the projected increase of 261 persons has the potential to increase police staffing needs less than half of a staff person and reduce the police personnel ratio to 1.78 personnel per 1,000 residents.

For comparison purposes, the Police Department in the Town of East Fishkill, Dutchess County, New York has a staff of 25 serving 25,000 residents or 1 staff per 1000 population. That department receives an average of 1,800 calls per month or 0.07 per capita per month, and has a response time of approximately three to five minutes depending on traffic conditions.

Fire Department Impacts

As proposed, 261 persons will reside in the Hidden Creek project. Using the multiplier provided in the Development Impact Assessment Handbook, 1.65 personnel would be needed per 1,000 population. As previously discussed, the fire department is currently staffed with 60 volunteers serving a population of about 22,000 or 2.73 fire department members per 1,000 population. The proposed development will reduce the fire department personnel ratio to 2.30 per 1,000 population which is still over the 1.65 standard ratio.

Hospital Impacts

Based on planning standards contained in the Development Impact Assessment Handbook published by the Urban Land Institute (1994), four (4.0) hospital beds should be provided per 1,000 persons. Based on this standard, the projected population increase associated with the

Hidden Creek has the potential to increase the need for beds in hospitals serving the Orange County area by approximately 1 bed.

3.7.1.3 Mitigation Measures

The proposed residences are expected to be constructed and sold over a multi-year period. The project will generate substantial revenues to the School District which may be used to supplement staff or operation expenses. Based on a cost of \$8,898 per student, as detailed in the Fiscal section, projected costs to the school district as a result of the children anticipated to reside in Hidden Creek, would be \$186,858.

As described in more detail in the Fiscal section, the proposed Hidden Creek development is projected to generate \$606,924 in property tax revenue to the school district. Thus, the overall effect on the district's budget is projected to be positive with a surplus of \$420,066. In reality, adjustments to budgets and growth from other projects will likely result in a balanced school budget at some future time. It is rare in New York State that property taxes are reduced when a project produces a surplus to a taxing agency. Such surplus, may however, slow down the rate of future tax increases.

The development of this project over several years, construction is projected to take up to three years, will allow for the additional students to be introduced to the local schools gradually. In addition, the upgrades to the district facilities discussed above will help alleviate increased enrollment in the district. No further mitigation is anticipated.

The proposed subdivision roads are designed in a way to accommodate fire engines and truck traffic. Fire hydrants will be installed according to Village standards. As discussed in the fiscal analysis of this DEIS, part of the taxes generated by the Hidden Creek will be distributed to the Mombasha Fire District and Police Department. The Applicant believes that this amount would provide the necessary capital to the Fire District and Police Department to allow for increased appropriations for the purchase of new fire equipment, if required.

No mitigation measures specific to Health Care Facilities are proposed.

3.7.2 Water and Wastewater

3.9.2.1 Environmental Setting

Water

The project site is currently served by public water supply lines which uses Mombasha Lake as a source of water. Mombasha Lake has a surface area of 340 acres and a safe yield of approximately 1 million gallons per day (MGD). As of November 1992, the average daily production was 0.942 million gallons per day and maximum daily production was 1.493 million gallons per day. The treatment capacity of the water treatment plant is approximately 1.4 million gallons per day with two of the three filters in operation. (Orange County Health Department, 1993)

Waste Water

The project site is located within the Orange County Sewer District No. 1. The Orange County Sewer District No. 1 (OCSD #1) sewage treatment plant is designed to treat up to 4.0 million gallons per day of wastewater. The present facility operates two treatment processes in parallel; one half of the flow is treated by traditional extended aeration, and one half is treated by extended aeration using oxidation ditches. By design, effluent discharge is split between outfalls to the Woodbury Creek and Ramapo River. However, at present all discharge from the Orange County Sewer District is to the Ramapo River. Woodbury Creek has been determined to be a trout-spawning waterbody by NYSDEC, as a result restrictions have been placed on the Woodbury Creek outfall by NYSDEC.

The site and surrounding area of the OCSD#1 sewage treatment facility can accommodate up to a 12.0 million gallons per day plant providing secondary treatment, or 8.0 million gallons per day advanced treatment plant. However, the assimilative capacity of the Ramapo River is limited even under a high advanced treated effluent discharge. A 12.0 million gallons per day effluent would have to be pumped to the Hudson River, where dilution of the discharge would be of sufficient magnitude so as not to cause an adverse environmental impact.

3.7.2.2 Potential Impacts

Water Impacts

The proposed subdivision will be served by the existing municipal water system in the Village of Monroe. Using the multiplier provided by in the Urban Land Institute's Development Impact Assessment Handbook, residents in the Hidden Creek project are projected to use 75 gallons of water per person per day. At this rate 261 people will use a total of 19,575 gallons per day or 13.6 gallons per minute. The project Engineer's water report showing details of the water main extension, pressures, usage and fire flows, can be found in Appendix L.

Per the New York State requirements, new construction is required to utilize water saving toilets and fixtures. The proposed Hidden Creek development conform to these requirements. In the event of a drought situation the Hidden Creek project will adhere to any water serving measures required by local Village regulations.

Waste Water Impacts

The project will be sewered by an existing sewer main running through the site from west of the subject site on Clark Street along Ramapo Creek continuing to the northeast of the subject site. The proposed project will be served by facilities owned and operated by Orange County. The general configuration of the wastewater collection system is shown on the enclosed engineering plans. Road design and sewer locations were developed in an effort to achieve a complete gravity flow system to service all the units.

The existing sewer main is located within the existing 15 feet wide sanitary easements. All manholes will be spaced at intervals where the sewer changes grade or direction. All of the proposed house connections will be either 4" PVC or cast iron pipes with a minimum slope of 2 percent that will extend just past the right-of way line and then be capped.

The sewer system design for Hidden Creek reflects the required or recommended standards set in the "Ten States" standards.

The sanitary sewage flow from the site is proposed to go to the Orange County Sewer Treatment Plant via the existing sewer infrastructure. The design capacity of this plant is 3.8 million gallons per day. Based on 65 gallons of sewage production per day per capita, a total of 16,965 gallons of sewage is projected to be generated from the proposed development. The existing treatment plant has enough capacity to handle this increase in flow.

Solid Waste Impacts

Based on 0.00175 tons per person per day, the projected 261 persons residing at Hidden Creek would be expected to generate approximately 13.7 tons per month of solid waste. Assuming that solid waste generated by future residents at the project site has a typical three to one ratio of non-recyclable to recyclable materials, the project will generate 10.28 tons per month of non-recyclable solid wastes and 3.43 tons per month of recyclable materials.

3.7.2.3 Mitigation Measures

As discussed in section 3.8 fiscal analysis of this DEIS, the Hidden Creek project as proposed will be a townhouse style, condominium development. As such the project will be excluded from refuse collection by the Town of Monroe. The Homeowners Association will contract for private carting of the solid waste generated.

When the proposed project is developed, it is estimated that the projected taxes to the Orange County Sewer District will be \$10,299. These funds will be used for the operation and maintenance of the facilities.

As adequate capacity exists at the Orange County Treatment Plant to handle the increased sewer flow from the project, no additional mitigation is proposed beyond the payment of the necessary taxes by future residents and dedication of the on-site collection system to the Village.

3.7.3 Recreation Facilities

3.7.3.1 Environmental Setting

Smith Clove Park is located on Spring Street in the Village of Monroe. Its operation is managed through the joint Village/Town Park Commission. Approximately 30 of its 106 acres are improved for active recreational use. Crane Park, in the downtown area of the Village of Monroe, and the nearby Millponds are also available for use by Village residents. A bikeway runs along Route 17M in both the Town and the Village of Monroe.

Approximately 350 acres of the 7,800-acre Palisades Interstate Park, and a portion of the Appalachian Trail are also within Monroe. The Bear Mountain State Park is nearby as well.

The total park land in the Town and Village is thus approximately 456 acres which equates to a ratio of approximately 11.7 acres per 1,000 residents. This is well above planning standards

set forth by the Urban Land Institute which suggest that 5 to 8 acres per 1,000 residents is a reasonable goal.

Smith Clove Park also serves Town of Monroe residents. On November 14, 2002 the Smith Clove Park Manager, Mr. Paul Truax, was interviewed by staff from Tim Miller Associates. Mr. Truax indicated that the town and village are looking for new land to use for recreational purposes. Mr. Truax was unable to provide detailed information regarding the development of future recreational areas. However, he stated that much consideration was being given to the recreational needs of the community by Town and Village leaders. No specific plans are proposed by the Town and Village at this time.

The part of the Orange County Heritage Trail which is located between Monroe and Goshen extends 9 miles in length. This rail trail is mostly off the public roads and provides recreation options for the village residents.

3.7.3.2 Potential Impacts

The proposed Hidden Creek community will add 261 persons to Monroe's population and increase the local demand for active recreation facilities. Based on planning standards derived from the Time-Saver Standards for Landscape Architecture (Harris and Dimes, 1988), land area requirements for neighborhood recreation facilities for multifamily developments are summarized in Table 3.7-2A. With a projected population of 261 persons residing at the proposed Hidden Creek, the prorated recreation area space standards for the proposed development are included in Table 3.7-2A.

Table 3.7-2A Land Area Requirements Standards for Neighborhood Community Facilities			
Type of Development	Multi-family development general requirement per 1,000 persons	Applicable standard as applied to Hidden Creek	Amount provided for Hidden Creek
Acres in playground/comm. facilities	3.13	0.83	0.86
Acres in on-site neighborhood park	2	0.53	12*
Aggregate area	5.13	1.36	12.86

* this is land allocated to open space and not developed as "active parkland"

As indicated in Table 3.7-2A, an aggregate area of 1.36 acre land used for various recreation and general community facilities would be desirable for the proposed Hidden Creek project.

In terms of off-site community recreation facilities, multipliers provided by Urban Land Institute (ULI), the planning standards/service levels of 5-8 acres of community park per 1,000 population were used to evaluate the service needs after the completion of the Hidden Creek.

Future residents of the proposed Hidden Creek would add a projected 261 persons to Town and Village of Monroe's population and increase the local demand for recreation facilities and open space. Thus, with Hidden Creek built and occupied, the total population in the Village and Town of Monroe is projected to increase from 39,038 (2000 census) to 39,299. As previously discussed, a total of more than 456 acres of parkland is available for the Village and Town.

Assuming this increase in population, the ratio of open space / parkland to residents would be approximately 11.6 acres for every 1,000 residents, well within the range of desirable ratios described earlier. As such, no significant adverse effect on recreational or open space resources is expected.

3.7.3.3 Mitigation Measures

The proposed on-site recreation area will have a full size basketball court, a swimming pool, a playground and a club house located at the center of the proposed development. Two footpaths are located at the north and west portion of the subject site including foot bridges to cross the Ramapo Creek. These paths link the proposed project to the Orange County Heritage Trail, and to the business district of the Village of Monroe.

Approximately 12 acres of undisturbed open space within the Hidden Creek property will be preserved under the proposed plan. Additionally there will be 8.89 acres of landscaped green space, and .85 acres of active recreation space in the community recreation area to be provided on site. These areas will provide recreational opportunities to the future residents of Hidden Creek.

As indicated in Table 3.7-2A, ample space has been allocated for active and passive recreation. The site also has ready access to the Orange County Trailway and the Town and Village have ample areas of parkland. No further mitigation is proposed.