

3.9 Community Facilities and Services

3.9.1 Existing Conditions

Education Facilities

The Chester Union-Free School District (Chester UFSD) is comprised of the Chester Elementary School located on 2 Herbert Drive and the Chester Academy (middle/high school) located at 64 Hambletonian Avenue. The district's enrollment is approximately 1,100 students with an average class size of 18 to 19 children. The elementary school teacher to student ratio is 1:11 and the middle school/high school teacher to student ratio is 1:19. The Chester UFSD is staffed by 165 employees. According to the District Superintendent¹, enrollment projections for September of 2009 are 485 students in the elementary school and 550 students at Chester Academy. The Orange County BOCES program currently utilizes 6 classrooms at the Chester Academy and the superintendent estimates this program serves an additional 75 students, thus the total number of students utilizing the Chester Academy is approximately 625. According to the Superintendent, the Chester Academy is a new building which opened in September 2004, and was constructed with expansion capability. The Chester Elementary School is an older building without any potential for expansion. According to an e-mail from Rosalinda Joyce on behalf of Chester UFSD Superintendent Helen Anne Livingston (Appendix B Correspondence), the Chester UFSD does not currently have plans to expand staff or to further upgrade facilities.

Table 3.9-1 compares the capacity of the existing buildings to the Fall 2009 enrollment projections.

Table 3.9-1 Chester Union Free School District Capacity				
Building	NYSED Capacity	Chester UFSD Operational Capacity	Enrollment Projections Fall 2009	Available Operational Capacity
Chester Elementary School	783 students	550 to 600 students	485 students	115 students
Chester Academy	1,038 students	850 to 900 students	625 students*	275 students
Source; Chester UFSD Superintendent, Helen Livingston, August 2009. * Includes 75 BOCES Students				

The Chester UFSD contracts its busing to an outside vendor. School Bus routes currently exist along NYS Route 17M in the vicinity of the project site.

Police Protection

The Village of Chester Police Department is located at 47 Main Street in Chester, approximately 1.0 miles from the project site. The staff currently consists of 11 full time officers and 2 part time patrol officers, which serve the residents in the Village of Chester. Currently, emergency calls to the Village Police are relayed through the Orange County Emergency Communications Center. As discussed in a letter from Chief Graziano, dated August 7, 2009, typical response time to a call for service is three minutes or less. In 2008 the Department received 2,982 calls for service, handled 736 criminal cases, made 414 arrests and assisted at 138 traffic accidents. The current service ratio is 1 patrol officer to 500 residential population, police protection is provided 24 hours a day.

¹ Phone conversation with Helen Ann Livingston, District Superintendent, August 21, 2009.

The Town of Chester Police Department, located approximately 2 miles from the site at 1786 Kings Highway in Chester, currently staffs 13 full-time and five part-time sworn officers (1 Chief of Police, 3 Sergeants, 2 Detectives, and 12 Officers). The Department currently has three vacant full-time positions and is actively attempting to fill one of them during the 2009 calendar year.

The Town Police Department responded to 4,015 Calls for Service in 2008. According to Daniel Doellinger, Chief of Police, response time to the site could vary from three to six minutes, depending on the location of patrol cars. The Department has a minimum staffing level of two patrol officers and a sergeant is also scheduled 67 percent of the time. During daytime hours, a school resource officer and detective are typically available.

Fire Protection

The Chester Fire District is comprised of three Fire Companies and serves the Chester, New York Community within the Chester Fire District, including a population of approximately 15,000 persons². The Chester Fire Department is a member of the Orange County Mutual Aid System, in Battalion 9, along with Goshen Fire Department and Campbell Hall Fire Department. The Fire District is comprised of 120 volunteer members within all three companies with a service ratio of 125:1. According to Chief Joseph Verbert, the number of calls the District responds to has been steadily increasing each year with 582 calls for the 2008 year.

Walton Engine and Hose Company #1 is located at 81 Main Street in Chester, approximately 0.5 miles southeast of the project site. This station serves as the main firehouse and is home to the Chief Officer's office, department training facilities, and the Fire District's meeting room. Station #1 is the home of a 17 Truck (T-917), a Pierce tower Ladder, and a Rescue-916 (R-916) vehicle, the Department's only dedicated rescue unit. The station also has the following in apparatus inventory: an Engine 914 (E-914); a front-line pumper, Engine 915; an all-wheel drive pumper, an M-913; and an all-wheel drive Dodge brush truck.

The Sugar Loaf Engine Company is located at the foot of Sugar Loaf Mountain at 1408 Kings Highway, approximately 3.5 miles from the project site. Sugar Loaf Engine Company serves the Chester Fire District with Engine 911, a KME front line pumper truck, as well as the Department's F.A.S.T. Engine. Other apparatus at this station includes: Tanker 922, a 3000 gallon water shuttle that has the ability to "dump" its contents in just a couple of minutes to a portable pond and also has full firefighting capabilities; and an M-912, a brush truck similar to trucks in the other stations. The Chester Fire Department's All Terrain Cycles, ATV-1 & ATV-2, are housed at the Sugar Loaf Engine Company station, as well as the Fire Police Company's M-918 Scene Support Vehicle.

The third station of the Chester Fire District is the Trout Brook Engine and Hose Company # 3, located on the South Side of the District in a densely populated residential area 6 miles from the project site at 712 Lakes Road in Monroe. This station is uniquely equipped to handle all emergency situations within the realm of the departments duties. Available equipment at the station consists of an E-920 and a Sutphen Frontline pumper also equipped with the Hurst Jaws of Life and other various extrication tools; and a Tanker 919, a 3000 gallon water shuttle with full firefighting capabilities. For all terrain capabilities, the station has a 1956 Dodge Power wagon with a high pressure brush fire pump. This unit is used for forest fires, search and rescue and as a general utility vehicle with powerful capabilities.

² Letter from Fire Chief Joseph W. Verbent, February 24, 2008.

Ambulance Protection

Inquiries were made to the Chester Volunteer Ambulance Corps regarding available manpower and response time. They have not responded. Once a response has been received, the information will be incorporated into these proceedings.

The Chester Volunteer Ambulance Corps have recently moved to new headquarters on Laroe Road, adjacent to Chester Commons Park. This new location is approximately 2 miles from the project site. The Corps is a nearly all volunteer emergency medical services providing emergency medical care for the Chester, New York area.

The Corps operates two ambulances, a 2001 PL Custom Ford E-450 (315-D) rig with a pair of mountain Bikes, which can be equipped with full medical supplies; and a fly car. The Corps also owns a Mass Casualty Unit that is towed behind the fly car and can treat up to 50 patients and is available to respond to outside agencies that request it.

The Chester EMS Gator is the newest edition to their fleet. This rugged all-terrain vehicle is used to transport patients from on scene to the ambulance, in situations where the ambulance is unable to reach a patient due to ground conditions. It includes a Med-Bed, which is specifically designed to transport patients safely.

The Chester Volunteer Ambulance Corps also enlists the help of the Stat Flight Copper out of Westchester Medical Center, New York State Police, New Jersey State Patrol, and Mobile Life Support's "Lifeguard" Helicopters for instances when travel by ambulance to a hospital is not the best option.

Chester Volunteer Ambulance Corps responds to over 800 calls yearly.

Parks and Recreation Facilities

The Town of Chester maintains four parks; Chester Community/ Carpenter Park, Chester Commons Park, Pulvrent Park, and Oak Drive Park, as well as one open space parcel known as Broadview that is available for public use.

Chester Community/ Carpenter Park is located on Vadala Road and contains active recreation including a baseball park with little and senior league fields, a bocce court, four hard surface tennis courts, a basketball court, batting cages, and an ice skating rink. This park also includes: a playground and swing set; picnic locations; rest rooms; a concession unit; and a 9/11 memorial park.

Chester Commons Park is located on Laroe Road near the Town's Highway Department and Ambulance Building. The park has an all purpose recreation field, a picnic/event pavilion, a concession unit, rest rooms, and a children's playground with swing set.

Pulvrent park is found along Park Drive and consists of a little league baseball park and a picnic location.

Oak Drive Park along Oak Drive has a basketball court.

The Town's open space for public use, also known as Broadview, is located on King's Highway. While the open space parcel does not have any active recreational facilities, hiking trails and areas for sledding are designated for public use.

The Orange County Department of Parks and Recreation maintains the Heritage Trail, a 11.5 mile multi-use asphalt trail that runs from Goshen to Monroe. Access and parking for the Heritage Trail exists in the Village of Chester at the Chester Depot Museum. The Heritage Trail offers attractive scenic vistas and access from the Villages of Goshen, Chester, and Monroe for walking, biking and roller blading.

Goosepond Mountain State Park, located along Route 17M in the Town of Chester, is operated by the New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP). The park is managed as 1,558 acres of open space and is almost entirely wooded. Recreational opportunities are available to hikers and horseback riders. Other nearby properties operated by NYS OPRHP are Harriman State Park and Bear Mountain State Park in Orange and Rockland Counties, Highland Lakes State Park in Middletown, New Windsor Cantonment State Historic Site, and Knox's Headquarters State Historic Site.

Solid Waste Facilities

In both the Town and Village of Chester, household refuse, recyclable and bulk waste are collected by Interstate Waste Services through a contract with the Town of Chester Garbage District. The Town Garbage District includes the Village and thus provides solid waste services to residents of the Village and the Town.

Garbage, recyclable and bulk materials are picked up each week. The types of recyclable materials alternate every other week for which residents are provided a schedule of pick up dates. Mixed paper, paperback books and phone books, and cardboard are picked up one week. Co-mingled items (cans, bottles, glass and plastic, etc.) are picked up the next week. Bulk includes non-freon appliances, but not electronic equipment. Yard debris is picked up periodically by either the Town Highway or Village Street Departments on specified dates.

Hazardous waste is not picked up as part of the Town of Chester Garbage district, which also serves Village residents. The Orange County Department of Environmental Facilities and Services provides opportunities for household hazardous waste collection on specified dates and locations throughout the county in the spring and summer. Last year, the nearest collection event for residents of the Village or Town of Chester was at the Orange County Fire Training Center in Goshen on October 17, 2008. However, many items of household electronic equipment, which are considered to be hazardous waste, must be brought to the nearest transfer station, which would be in Goshen.

Collected household garbage, recyclable and bulk materials are deposited at Orange County Transfer Station No. 1, located in Goshen. This transfer station is also used individually by Town or Village residents to drop off items not collected as part of the services of the Town of Chester Garbage District. Such items include tires, scrap metal, appliances containing freon, construction and demolition debris and other items listed on the Orange County Department of Environmental Facilities and Services page on the orange county website (www.co.orange.ny.us). There are specific fees for bringing many of these items to the transfer station.

As per telephone communication with Peter Hammond, Deputy Commissioner of the Orange County Department of Public Works on February 20, 2009, there is no landfill facility in operation in the county. Any former landfills are now closed. The ultimate destination for any non-recyclable materials that must be sent to a landfill should go to the Seneca Meadows facility in Waterloo, New York or the Alliance Landfill in Scranton, Pennsylvania. In any case, there is plenty of capacity in the Orange County solid waste facility system as waste from Chester can also go to Transfer Station No. 2, located in Newburgh and the county is building new transfer stations.

Billing for garbage collection is allocated on a per unit basis to Village consumers. Each residential home is counted as its own unit with a standard charge per unit.

3.9.2 Potential Impacts

Education Facilities

The proposed 458 unit development is projected to introduce 121 new school-age children to the Chester Union-Free School District (Chester UFSD) when fully occupied. This translates to an expected rate of 0.26 per unit for all units (including the seniors) and 0.34 per unit for the townhouse units only (both 2 bedroom and 3 bedroom combined). A portion of those children would be expected to attend private schools, however to provide a conservative estimate, this analysis assumes that all 121 school age children that could attend the Chester UFSD.

Residential demographic multipliers are used by community planners to project school-age child generation. The expected number of school children generated in any residential development is primarily affected by two principal variables: 1) housing type; and 2) housing price range. Detached single-family homes are geared towards families and accordingly generate an expected higher number of school-age children (see Section 5.0 - Alternatives for further detail and discussion). Smaller attached multi-family housing units are primarily targeted towards empty nesters and young professionals and, as such, attract fewer school-age children. Additionally, the lower the housing price range for any unit, the greater the expected number of school children generated while the higher housing price range, the fewer school children generated.

Knowing this, the project sponsor specifically conceived of a residential development intended to have a relatively low impact on the school district. Rather than propose detached single-family homes, the applicant proposed attached townhome and multi-family units to be built at a higher price range thereby limiting school child generation. For instance, 'Master Down' townhouses—units with the master bedroom on the first floor—were specifically conceived of and included in the proposal in order to appeal more directly to senior and empty nesters. Additionally, the senior rental aspect of the project is expected to generate no children at all.

Using the residential demographic multipliers set forth in the Residential Demographic Multipliers - Estimate of the Occupants of New Housing³, the breakdown of projected school age children by grade from the proposed development is shown in Table 3.9-2, below. The approval

³ Burchell, Robert W., David Listokin and William Dolphin, et al. Residential Demographic Multipliers - Estimates of the Occupants of New Housing. 2006.

and phased construction period of this project provides time to allow the Chester School District to implement measures for the introduction of new students from this and other area projects.

Table 3.9-2 Unit Type, Bedroom Count, Population Projections					
	Number of Units	Population Multiplier	Population Estimate	School-age Multiplier	School-age Children Estimate
Townhouse Units					
2 -bedroom townhouses (back-to-back)	76	2.09	159	0.14	11
3-bedroom townhouses (traditional +back-to-back)	282	2.83	798	0.39	110
1- bedroom (age restricted units)	25	1.8	45	0	0
2- bedroom (age restricted units)	75	1.8	135	0	0
Total Units	458				
TOTAL UNITS	458	TOTAL POPULATION	1,137 (includes 180 seniors)	TOTAL SCHOOL AGE CHILDREN	121

Source: Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (June 2006); Senior housing multipliers from Tim Miller Associates from various senior housing studies conducted in Putnam and Rockland Counties, New York.

Local comparable residential developments have also been surveyed to examine local trends for school-age children generation. The Meadow Glen townhouse development in Monroe located several miles down Rte 17 at the junction of Rte. 87 is a residential development built in 2004 and consists of 198 three-bedroom townhouses. The townhouse component of the proposed BT Holdings project was largely modeled on this development. The units are priced at the same approximate housing price range, are at comparable densities and offer similar amenities. Indeed, the Meadow Glen townhouse units are assigned the same demographic multiplier as the proposed BT Holdings townhouse units. Using the demographic multipliers above, Meadow Glen would be expected to generate 77 school-age children. Instead, a total of 68 school-age children were generated which translates to a rate of 0.34 school-age children generated per unit. This rate is *less than* the 0.39 rate used above to project schoolchildren for the BT Holdings project.

Whispering Hills is a condominium community located in the Village of Chester consisting of 690 units, split evenly between two-bedroom and three-bedroom units (345 each). The 25+ year-old community was built at a density of approximately 12 units per acre, about double that of the proposed BT Holdings project. Importantly, the condominiums are priced at a substantially lower price range relative to the proposed BT Holdings townhouses. As such, the Whispering Hills units are assigned a different and higher demographic multiplier than the BT Holdings proposed townhouse units. This results in an expected increase in school-age generation relative to the BT Holdings proposed townhouse units. Using the appropriate demographic multipliers, a rate of 0.45 school-age children per unit would be expected.

Discussions with officials at the Chester UFSD have indicated that approximately 360 schoolchildren are produced by Whispering Hills, or 0.52 per unit.

The analysis of school-age child generation above is a deliberately conservative estimate given that it measures all school-age children to be generated, not just public school-age children. If the latter standard were used, only 87 public school-age children would be expected to be generated, nearly 30% fewer than the 121 total.

The introduction of these students into various grade levels over a multi-year period due to project phasing would ameliorate the effect of the increase in school district enrollment associated with this project. The approval and phased construction period of this project provides time to allow the Chester School District to implement measures for the introduction of new students from this and other area projects.

Chester UFSD Enrollments

Table 3.9-3 shows the historic enrollments in the Chester UFSD over the past 9 years. As can be seen in the Table enrollments have remained fairly constant varying by less than 3% up or down during this time. The school budget for the Chester Union Free School District is broken out into Administrative, Program and Capital functions. Specific costs for anticipated capital improvements are clearly defined in the budget.

Table 3.9-3 Chester Union Free School District Historic Enrollments		
Year	Student Enrollment	Percent Growth
2000-2001	1009	--
2001-2002	1035	2.6%
2002-2003	1063	2.7%
2003-2004	1056	-0.7%
2004-2005	1038	-1.7%
2005-2006	1029	-0.9%
2006-2007	1059	2.9%
2007-2008	1054	-0.5%
2008-2009	1035*	-1.8%

Source: NYSED Fiscal Accountability Supplement 2000 - 2008.
 * Fiscal Accountability Supplement not yet available for 2008-2009
 2008-2009 Enrollment may be comparatively understated.

As a result of the proposed action, the Village of Chester is expected to grow by 1,137 persons over the expected five year build period (i.e. the proposed project's build year is 2014). This increase in population from the proposed development would include 121 school age children and 180 seniors.

A representative of the transportation office of the Chester UFSD indicated that students could be accommodated on existing bus routes, however, one or two additional buses may be necessary to accommodate the students who reside at BT Holdings.⁴ Cost of this service would be included as an operational expense since school bus transportation service is a contractual operating expense for the Chester UFSD.

The Chester UFSD would benefit from an increase in revenues of approximately \$1,606,933 annually, funds which could be used to cover additional expenses as necessary.

Police Protection

It is anticipated that the proposed project would add approximately 1,137 residents to the Village's population. Per Chief Graziano's letter, the proposed project is likely to increase the need for police services in the Village. There may be a need for up to three additional officers, an administrative person and a patrol vehicle. Current station facilities are crowded, with 20 persons utilizing 1,560 square feet of office space. As discussed in Section 3.8, it is anticipated that, after covering costs, a net benefit of \$334,298 will be available in the Village General Fund to help meet this need.

The Village and the Town are involved in a study to determine where shared municipal services may be beneficial, which may have an impact on future service needs.

Based on standards contained in the Development Impact Assessment Handbook (Urban Land Institute, 1994), two police officers and 0.6 police vehicles are required per 1,000 population.

The increase in population of 1,137 persons would generate a need for 2.274 additional police personnel and 0.682 police vehicles.

It is important to note that the Village of Chester maintains its own police department. The Town of Chester Police Department operates separately and generally only responds into the Village at their request. With the BT Holdings 60.6-acre parcel proposed to be annexed from the Town to the Village, the impact of this project on the Town of Chester Police Department should be very minimal.

Fire Protection

The BT Holdings development would introduce 1,137 persons to the district served by the Chester Fire Department, which includes approximately 15,000 persons. The primary access to the site would be from Route 17M with an emergency access on Oakland Avenue.

The Village of Chester public water supply system, operated by the Village's Water Department, provides potable water for Village residents. The Village has adequate water capacity to meet the water needs of the proposed project including fire protection. A new on-site water distribution network would be provided on the site consisting of pipes, valves, hydrants, tees, elbows and other components for fire protection for the proposed development. A private water storage tank is not anticipated to be required for the proposed development. However, a booster station, which would be housed in a small structure, may be needed to maintain adequate pressure in the system at higher elevations in the system during events when there is demand for fire flow.

⁴ Phone conversation with Cathy Brown, August 17, 2009.

The booster station structure would be about the size of a small garage. Further details regarding the proposed water supply system are provided in Chapter 3.10 Utilities.

Buildings on the site would be required to meet applicable standards of the New York State Uniform Fire Prevention and Building Code, and would also adhere to applicable regulations of Chapter, 108, Building Construction and Fire Prevention, of the Code of the Village of Chester. A new public water main is proposed as part of the BT Holdings development with hydrants every 400 feet as is described in DEIS section 3.10.

The proposed internal roads A, B and C will be 24 feet wide and have been sized to accommodate fire engines and truck traffic. Emergency access is provided around all residential buildings on the project site. Specifically, fire lanes will be provided in front of the buildings, and access would be possible around the sides of buildings. The finalized plans will be reviewed by a representative of the Chester Fire Department during the site plan approval process.

As previously discussed, the BT Holdings project will increase population by 1,137 persons. The site is located wholly within the service area of the Chester Fire Department, whose population is currently approximately 15,000 persons and has a service ratio of 1 fire fighter for each 125 persons in the district. Based on planning standards contained in the Urban Land Institute's 1994 Development Impact Handbook, it is estimated that 1.65 fire personnel per 1,000 population is required to serve a new population. The anticipated increase in population of 1,137 persons within the fire district would be expected to generate a demand for 1.88 additional fire personnel. However, the Department's current personnel level of 120 fire personnel exceeds the ULI standard even after the proposed development's population increase. This is a conservative value, as the ULI multipliers assume no existing services, thus the actual demand for personnel is expected to be somewhat lower.

As discussed in Section 3.8, the BT Holding's development would generate property tax revenues to the Chester Fire District of approximately \$67,396 annually. This additional revenue can be used to augment the Department's capabilities as necessary.

If mutual aid is needed, the Fire District would be assisted by fire fighters from adjoining districts.

Ambulance Protection

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. The introduction of 1,137 persons in the Village of Chester results in potential added demand for 0.16 full-time health care personnel and less than three-hundredths (0.03) of a vehicle.

The ULI Development Impact Handbook indicates that 36.5 Emergency Medical Service (EMS) calls are generated per year per 1,000 population, which would result in the generation of approximately five calls by the proposed project annually. Based on the ULI multipliers, the proposed project would result in an additional 41.5 EMS calls per year.

Additionally, the ULI indicates that four (4.0) hospital beds should be provided per 1,000 persons. Based on this standard, the projected population increase associated with the BT Holdings Development (1,137 persons) has a potential to increase the need for beds in hospitals serving the Village of Chester by 4.5 beds.

As the project will be developed and occupied over a period of years, there is expected to be a gradual increase in population that would not create significant demands on health care resources.

Emergency Access

All primary access to the BT Holdings development would be provided from the proposed road entry boulevard, a private road which would gain access directly from NYS Route 17M. Secondary emergency access would be available from the corner of Oakland Avenue and Woodland Terrace located east of the site, which is a Village road. This road will provide emergency access only and is not proposed for use by the future residents of the BT Holdings development. The specific mechanism to permit access to emergency service vehicles will be determined during actual site plan review in consultation with local fire, ambulance and police agencies. A gated access which would prohibit vehicles other than emergency service responders could be considered at the discretion of the Village.

The proposed private roads have been designed to provide a safe and efficient on-site road system. The entry boulevard provides 24'-wide lanes in both directions and sidewalks on both sides with a planted median. The rest of the on-site roads and the driveway to the senior apartments consist primarily of 24'-wide two-lane (12'-wide lanes) roads. It is the Applicant's intent to provide roads which are sufficiently wide to accommodate emergency service vehicles

Parks and Recreation Facilities

The proposed project will add a projected 1,137 persons to the Village's population and increase local demand for recreation facilities and open space. Land area requirements for neighborhood recreational facilities for single-family developments, based on open space standards derived from the Urban Land Institute's (ULI) Development Impact Assessment Handbook, are summarized in Table 3.9-4 below along with the required amount of recreational open space needed for the proposed development based on these standards.

Table 3.9-4 Parkland Requirements		
Type of Facility	Acres per 1,000 persons	Acres Required for a 65-unit Development
Minipark	0.25-0.5	0.04~0.07
Neighborhood park	1-2	0.14~0.27
Community Park	5-8	0.7~1.1
Aggregate Area	6.25~10.5	0.84~1.4

Source: ULI Development Impact Assessment Handbook, page 262.

In the most recent US Census, for the year 2000, the populations of Orange County, the Town of Chester (includes the Village of Chester) and the Village of Chester were 341,367 persons, 12,140 persons and 3,445 persons, respectively. Based on the population estimations found in Chapter 3.8 Economics and Demographics, the populations of the Village of Chester, Town of Chester, and Orange County are estimated to have increased to 3,575; 13,402; and 377,169, respectively.

Orange County is projected to receive approximately \$287,971 in property tax revenues from the BT Holdings Development annually.

The project's proposed on-site central clubhouse and pool; outdoor play area, picnic and gazebo areas; trails and sidewalks will provide recreational amenities for future residents. Impacts to the Town, County, and Village recreational facilities will be reduced due to these on-site recreational facilities.

According to the Village Building Inspector⁵, recreational fees are paid to the Village for new construction.. These fees will be paid to the appropriate municipal government as required. Village recreation fees are currently estimated at \$500 per unit.

Solid Waste Facilities - Potential Impacts

Based on data published by the Urban Land Institute, residents generate approximately four (4) pounds of solid waste per person per day. The projected 1,137 persons would generate approximately 68.22 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 51.17 tons per month of non-recyclable solid wastes and 17.05 tons per month of recyclable materials.

Residents of the Town and Village are billed on a per unit basis as part of their property taxes to cover the services provided by the Town of Chester Garbage District. Future residents of the BT Holdings townhouses would be billed on their individual property taxes. Since the senior units are rental apartments, it is assumed that the owner of the apartment buildings would pay a property tax bill that would include a per unit refuse fee for the Town of Chester Garbage District. The per unit refuse fee would be incorporated to rent or other fees collected by the property owner from tenants.

3.9.3 Mitigation Measures

Education Facilities

The increase in student population would be offset by the tax revenues generated by the proposed project to the District and result in a net annual increase in revenues of \$1,606,933. No further mitigation measures are proposed.

Police Protection

Village Police Chief Graziano has indicated in a letter dated August 7, 2009, the proposed project will likely increase the need for police services in the Village. The tax revenue to support the Village Police force is included in the Village's budget. In addition to covering anticipated cost increases, the additional tax revenue of \$334,298 would be available to meet this need.

Fire Protection

The BT Holdings project as designed includes emergency access roads and sprinkler systems to facilitate Fire Protection services.

⁵ Phone conversation with Village of Chester Building Inspector John Orr, August 24, 2009.

Ambulance Protection

No mitigation measures specific to ambulance protection facilities are proposed.

Parks and Recreation Facilities

The BT Holdings project has been designed to provide on-site recreational facilities to address the needs of the future residents. In addition the Applicant will pay the appropriate recreational payment in Lieu of parkland fees as required. No further mitigation measures to parks and recreation facilities are proposed at this time.

Solid Waste Facilities

Since no impacts relative to solid waste disposal are anticipated, no mitigation measures are proposed. However, during actual site plan review, central locations would be designated for collection of garbage, recyclable and bulk throughout the townhouse and condominium development and for each senior apartment building. The provision of fewer collection points on the developed site will make collection of solid waste by the contracted hauler more efficient thus reducing the time and energy necessary to service many new residents. Central facilities for solid waste collection would be properly fenced and landscaped to blend with the residential development and screen receptacles from view by residents and visitors.