
COMMUNITY SERVICES

Chapter Three

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A. Introduction

The applicant proposes a 186,000 SF± single story mixed use Large Retail/restaurant /office development. A 148,000 SF± single or multiple tenant building will be placed on the south side of the site and a 28,000 SF± retail building will be placed parallel to Route 312. Independent buildings of 3,000 SF± and 7,000 SF± are proposed for bank and restaurant use, respectively. Two access points with traffic signals will connect the site to NYS Route 312. A loop road will inter-connect the parking areas and entry points. Approximately 800 parking spaces will be constructed.

B. Police

The site is covered by patrols of both the Putnam County Sheriff's Department and the New York State Police. During a typical day 6-10 officers are on patrol. There are no reported problems with staffing levels for either department.

At the nearby Brewster Highlands Retail Center, the Police Departments occasionally drive through the project and will respond to specific calls; there are approximately three calls per week to the State Police from the Highlands development, per Sargent Malorgio in a phone conversation, see communication in Appendix J.

C. Fire and Emergency Services

The Brewster Fire District would have primary responsibility for coverage in this area. The nearest fire department equipment is located in the substation on the corner of North Brewster Road and Route 312, about a mile and one half from the site. It is reported by the District Chief and by one of the District Commissioners the Department will have no significant issues protecting the property. A tower ladder truck and other necessary equipment are already stationed at the North Brewster Road substation so that commercial development in the area of the interchange is protected.

The Fire District and the EMS are all local volunteers and in 2011 handled about 2,100 calls of which about 700 were fire calls. Per the Chief, the District will be able to deal with the additional demand of the proposed development.

The Chief reports the budget of the District is always tight with funds needed to cover equipment repair and new purchases.

The Brewster Fire District provides most emergency services in the area of the site, either with or without the development. No change is anticipated in either equipment or

staffing levels. The emergency services are a volunteer body during the evening and paid during the day. Calls are taken on the 911 services and distributed. Day time calls are directed to Transcare who have four units on call in the County. Transcare is a private company who provides service to the entire County, see attached communication in Appendix J.

D. Public Works

No Town of Southeast Public Works services are provided on Route 312 or the site. Route 312 is a State road. Some Town drainage is directed from Town roads in Terravest Corporate Park (Geneva Road and Milan Drive) through a portion of the project site after passing below Route 312. The Town provides no maintenance for this water flow.

In the future, either with or without construction of the project, there will be no impact upon Town of Southeast Public Works Department in the vicinity of the site. The site will be privately developed and maintained. All utilities, water and sewer extended to the site will remain private and will be maintained privately.

E. Mitigation Measures Proposed

- A. Police:
No mitigation is required for police services. Should it be necessary, a private security service can be employed by the applicant or the site tenants.
- B. Fire:
No additional mitigation is required for Fire District services. The project will include fire protection sprinkler systems in all buildings with service from an existing 500,000+/- gallon water tank. Any requirements for an additional fire pump will be evaluated when tenant and insurance company requirements are known at the time of lease agreements.
- C. Emergency Services:
No mitigation is required.
- D. Public Works
No mitigation is required.