
COMMUNITY SERVICES

Chapter Three

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A. Introduction

The applicant proposes a 314,000 SF± mixed use retail/restaurant/office development with a 200 room Hotel/Conference Center. The hotel may be six stories tall. The retail portion of the project will be two stories tall. Two access points with traffic signals will provide access to the site from Route 312. A loop road will connect the building and entry points.

B. Police

The site is covered by patrols of both the Putnam County Sheriff's Department and the State Police, based on Route 22 in Southeast. During a typical day 6-10 officers are on patrol. There are no reported problems with staffing levels for either department if there were a need to patrol the Crossroads development. 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 Malongio in a phone conversation.

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 one half from the site. It is reported by the District Chief and by one of the District Commissioners the Department will have significant issues protecting the property. A tower ladder truck and other equipment are already stationed at the substation so that commercial development in the area of the interchange is protected. It is reported the Tower Truck will handle the height of the proposed Hotel.

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 Board of Fire Commissioners is now developing a budget for capital replacement and purchase.

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

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 Public Works 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 Be fully sprinkelered with service from an existing 500,000 gallon water tank. A fire pump will probably be required to ensure sprinkler pressure at the Hotel.
- C. Emergency Services:
No mitigation is required.
- D. Public Works
No mitigation is required.