

COMMUNITY SERVICES

Chapter Five

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Introduction:

The proposed project will require community services such as police and fire protection as identified in the DEIS. The FEIS plan shows a smaller project in response to comments from the Town and public and the services required would be also be less. Building sizes are reduced but the hotel has been added as a part of the primary proposal instead of an alternative. The Town of Southeast has several existing hotels so the service providers are familiar with the types of calls which a hotel generates. Based on letters from the service providers, this project is not expected to require any new services or equipment.

Comment CS-1

Chapter 3: Community Services

1. *A number of commenters at the Public Hearing expressed concern that the Proposed Project would be a burden on community services. The FEIS should provide additional information as to the anticipated call volume that would be generated by the Proposed Project. It should also further explain the procedures and systems (e.g. fire suppression) that would be put into place to minimize any effects on local service providers. (AKRF (11/12/2013))*

Response:

The Putnam County Office of the Sheriff (please refer to the letter at the end of this chapter) indicates that the existing Highlands Shopping Center generates 2 to 4 calls per week. Based on this experience, it is anticipated that the Proposed Project would generate a similar call volume. Both the Putnam County Office of the Sheriff and New York State Police (please refer to the letters at the end of this chapter) indicate that they have sufficient capacity to handle the anticipated call volume from the proposed Crossroads 312 shopping center. However, to further minimize any demands on local community service providers, the proposed development includes the following fire suppression and security features:

1. Fire Hydrants as located by the Fire Marshal and Fire Department
2. Building Sprinklers for the Hotel and other uses
3. Video cameras for security purposes

Comment CS-2

What increases in Town Services (road, maintenance, police, fire, etc.) are expected due to the proposed project? (Michael Principe (11/11/2013), (Lynn Edelsen (11/11/2013), (Robert Lund (10/24/2013)

Response:

There shall be no additional road construction or maintenance costs to the Town. No town roads will be expanded at town cost. The town does not provide police services. The fire department will directly receive additional tax revenue and they have indicated no need for new equipment.

Comment CS-3

Can the Fire Department handle the increased calls which may result from this project? (Jennifer Nordquist (11/11/2013), Public Hearing (11/07/2013)

Response:

The Brewster Southeast Joint Fire District, in a letter dated December 12, 2012, has indicated that they have sufficient means to accommodate the anticipated demand of the Proposed Project, and will not require additional man power or equipment. Please refer to the letter at the end of this chapter.

Comment CS-4

Furthermore, it appears that our town will assume many additional expenditures in terms of traffic control, traffic maintenance, safety, and security. Is our re-numeration in the form of extra money for the school district adequate to offset these expenses? Won't the hotel or retail taxes benefit only the county not Southeast? What is the cost/benefit analysis? (Janet A. Keyes 11/7/2013) (Public Hearing (11/07/2013)

Response:

The traffic signals would be maintained by NYSDOT. The State of New York receives approximately one half of the sales tax with the balance going to Putnam County and a portion to the MTA. The town would have no extra expenses for road or traffic signal maintenance. It is estimated that the Project will generate \$1,756,268 in total property taxes including \$153,434+/- in Town property taxes, \$1,424,469+/- in local school taxes, and \$27,332+/- in Fire District taxes. The County would receive approximately \$151,032+/- in property taxes and about \$3,000,000 in sales tax.

Comment CS-5

Would the developer be willing to set aside money for a period of years to purchase additional fire equipment or safety personnel? (Public Hearing (11/07/2013))

Response:

The developer is not offering to set funds aside to fund the fire department. The Fire Department has indicated they have sufficient equipment to handle the project; they will also receive approximately \$27,332+/- through the fire district property tax from this development on a yearly basis.

Comment CS-6

How many police officers serve the Town of Southeast? Do they have a regular route on Route 312? How will this meet the NYSDEC requirements to allow the excess? (Public Hearing (11/07/2013))

Response:

The State Police and Putnam County Sheriff Office have six to ten officers on duty in the area daily and they have indicated their ability to meet the needs of this site without additional staff as noted in Appendix J of the DEIS.

Comment CS-7

*What is proposed to minimize the potential for the hotel to be used for prostitution?
(Public Hearing (11/07/2013))*

Response

The hotel management will be responsible for addressing issues of customer behavior.

Comment CS-8

*What is the current response time between the North Brewster Fire Houses and the
I-84 ramps/Highlands projects?*

Response:

The fire department has indicated the existing North Brewster Road facility to be the key location for service to the entire corporate/retail area around Exit 19 on I-84. Travel time on Route 312 from the fire station to Exit 19 is approximately three minutes.



PUTNAM COUNTY
OFFICE OF THE SHERIFF
THREE COUNTY CENTER
CARMEL, NEW YORK 10512



DONALD B. SMITH
Brigadier General, U.S. Army (Ret.)
SHERIFF
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PETER H. CONVERY
UNDERSHERIFF
(845) 225 - 1460

December 12, 2012

Mr. Philip E. Doyle
LADA, P.C.
104 West Street
Simsbury, CT 06070

RE: ENVIRONMENTAL IMPACT STATEMENT – CROSSROADS 312

Dear Mr. Doyle:

This is an updated response to your earlier letter dated February 26, 2010, and your latest email dated December 5, 2012 regarding the proposed Crossroads 312 project in the Town of Southeast. I hope the following information is of use in your Environmental Impact Study:

The Putnam County Sheriff's Office, along with the New York State Police, provides primary police services to the entire Town of Southeast.

The Sheriff's Office has a minimum of two patrols assigned to that part of our County. The closest car concept is utilized in response to 911 emergency calls; either the Putnam County Sheriff's patrol unit or a New York State Police patrol unit would be dispatched, whichever is closer.

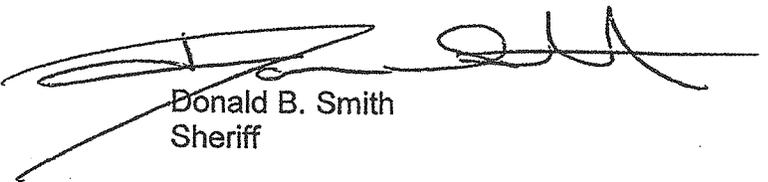
The Putnam County Sheriff's Office has 83 full time law enforcement officers. Our headquarters is located at Three County Center, Carmel, New York.

In working with the New York State Police, experience has shown that together we respond to 2 to 4 calls per week in the shopping areas previously developed at the intersection of Interstate 84 and US Route 312. This referenced response area includes the retail stores that include anchor stores in the Home Depot, Kohls, DeCicco complex, the Applebees shopping complex and the complex which includes Marshalls and Mahopac National Bank.

We do not anticipate a significant impact to the Putnam County Sheriff's Department in providing police protection attributed to the Crossroads 312 project to be built on Route 312 opposite International Boulevard in the Town of Southeast. However, since Putnam County is one of the fastest growing counties in New York State the collective impact of many new developments on law enforcement would most certainly require more law enforcement resources in the future.

I hope the above information is helpful to your project. Should you need any additional information, please do not hesitate to contact me or Captain Gary Hosmer, who heads our Road Patrol Division, at (845) 225-7505.

Sincerely,



Donald B. Smith
Sheriff

DBS/chh



JOSEPH A. D'AMICO
SUPERINTENDENT

NEW YORK STATE POLICE
SP BREWSTER
1672 ROUTE 22, BREWSTER NY 10509
PHONE (845) 279-5590

November 30, 2012

Town of Southeast Town Board
1360 Route 22
Brewster, NY 10509

RE: Crossroads 312 Retail Project

Dear Town Board Members,

I have been advised that a project at the interchange of State Route 312 and Interstate 84, known as Crossroads 312 and consisting of a 6 story hotel, a bank, a restaurant and 300,000 square feet of retail space is presently under review.

I have been asked in my capacity as the Station Commander of the New York State Police Brewster Barracks as to whether we have the resources and capabilities to handle emergencies as well as law enforcement duties as it relates to this project and additionally how it might impact services to the surrounding community we presently patrol.

Currently I see no such issues. The Brewster Highlands Shopping Center is of similar size and there have been no substantial problems that we have encountered. The New York State Police are fully capable of handling all calls at the proposed Crossroads 312 project.

Emergency calls to the State Police come directly to us or we are assigned as the closest unit per the Putnam County 911 dispatch policy. On average the Brewster Barracks has 1 to 3 patrols dedicated just to the Town of Southeast alone during daytime coverage and 1 to 2 patrols dedicated to the overnight. In addition should there be a catastrophic event that requires additional personnel within the Town of Southeast, an additional 6 to 10 troopers could be called from the East Fishkill, Stormville and Somers Barracks with a response time of 5 to 10 minutes. If there are any further questions or clarification that is needed, please do not hesitate to ask.

Respectfully,

Sergeant Joseph Malorgio
Station Commander

New York State Police Brewster Barracks

Chief
Dave O'Hara

1st Assistant Chief
Bill Rieg

2nd Assistant Chief
Bill Ratajack

Headquarters
845-279-3555
Fax 845-279-8849

Station 1
845-279-9229



Brewster Fire Department
501 North Main Street
Brewster, NY 10509

President
Edward Butler Jr

Vice-President
Dean Silverblade.

Recording Secretary
Julie Kuklevsky

Treasurer
George Hill

Financial Secretary
George Godfrey

December 12, 2012

LADA.PC
104 West Street
Simsbury, CT 06070

Re: CROSSROADS 312 RETAIL PROJECT

Dear Phil Doyle:

We have been advised that a project at the interchange of Route 312 and I-84, known as Crossroads 312, which is comprised of a six-story hotel, restaurant, bank pad approximately a 300,000 square-foot retail complex, is presently under your review.

We have been asked if the Brewster Fire Department has sufficient manpower, existing equipment and other resources to handle any emergency events at the proposed development, as well as other areas within our district.

At present, we have a 100-foot ladder truck, 3 engines, and 1 tanker based at the Fire Department's substation at the corner of Route 312 & North Brewster Road. The tower truck should be able to reach the top of a six-story structure.

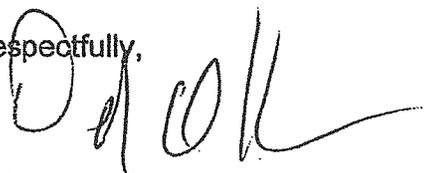
Last year our department received approximately 2200 calls, 700 of which were fire-related, the rest being EMS. The District employs two on-call paid EMT's which run out of our main station Monday through Friday, 6AM to 6PM, using the District ambulances to respond to said calls. Calls after 6PM are handled by Fire Department personnel until 10PM, at which time Duty Crews cover from 10PM till 6AM.

December 12, 2012

We are a volunteer organization with the exception of our paid daytime EMS crew, with approximately 125 members covering all calls within our 38-square mile District. We are always looking for new members but the proposed project we feel will not put a burden on our membership.

Additionally, our department has sufficient equipment at both the above station and the main house to handle the proposed Crossroads 312 project, and all other commercial developments in that area or within the town itself.

Respectfully,

A handwritten signature in black ink, appearing to read "D. O'Hara", written over the word "Respectfully,".

Chief Dave O'Hara