

3.6 Community Services

This section of the DEIS addresses the project’s potential impacts on the following services: police, fire, ambulance, solid waste disposal, and schools. In addition, this section address potential impacts to utilities, specifically, water and sewer. In order to assess the demand that Patrick Farm would place on these services, the anticipated population, including public school-age children, must be estimated.

According to the American Community Survey, taken by the US Census, the 2007 projected population for the Town of Ramapo is 112,980 persons. In order to determine the number of persons and school-age children that would be generated by Patrick Farm, multipliers published by various sources were reviewed to determine which multipliers would be appropriate for the type of housing product that is proposed. A review of the 2000 US Census data for the villages of Suffern, Monsey, Pomona and Spring Valley were reviewed, in addition to the population projections for the design volume of water and sewer utilization. The data were compared to the demographic multipliers in the Burchell and Listokin population research for the Rutgers University Center of Demographic Research published in June 2006, included as Appendix J. Since the Rutgers University data were specific to geographic region and broken down by bedroom count, these multipliers were relied upon to estimate the project’s population, including school-age children. For purposes of this analysis, the population projection for Patrick Farm is based on the demographic information for the “Single family attached and detached categories” of housing types for New York State and is based on the 2000 US Census Bureau data.

A summary of the demographic multipliers used in this analysis is provided in Table 3.6-1. The proposed 497 units are projected to add a total of 1,932 persons to the Town of Ramapo’s existing population. The total population of 1,932 persons includes approximately 609 school age children.

Table 3.6-1 Demographic Multipliers for Population Projections						
Unit Type	Number of bedrooms per unit	Number of Units	Population Multiplier	Total Population	School Age Children Multiplier	Total School Age Children
Townhouse Type I	4	178	3.83	682	1.19	212
Townhouse Type II	4	136	3.83	521	1.19	162
Workforce Condominium Flats	4	72	3.83	276	1.19	86
Single Family Homes	5	87	4.52	393	1.58	137
Emergency Service Worker Apartments	2	24	2.51	60	0.49	12
Total		497		1,932		609

Source: Rutgers Center for Demographic Research, June 2006. Table prepared by TMA, 2008.

3.6.1 Police Protection

Existing Conditions

The Town of Ramapo police department was contacted to obtain information on police services provided by this department.

The Town of Ramapo Police Department provides police protection services to approximately 95,000 residents within the Town and is headquartered at 237 Route 59 in the Village of Airmont (an incorporated village in the Town of Ramapo). Estimated response time to the project site would depend on the type of call and the location of deployable field assets at the time of the request¹. Non-emergency response time is estimated to be approximately 10-15 minutes². The Department consists of 123 sworn police officers and 258 civilian employees and has a service ratio of approximately 1 officer per 772 residents.³ The Department is divided into three units⁴:

- The patrol division consists of four patrol squads. The squads provide coverage to patrol sectors 24 hours a day, 7 days a week. Each squad consists of a Lieutenant, 3 Sergeants, and a number of patrol officers. Each patrol car is equipped with a mobile computer allowing officers to check on motor vehicle licenses and registrations, event history for call locations, and information on wanted persons. Each patrol car is also equipped with life saving equipment.
- The special services division of the Ramapo Police Department consists of twenty-five police officers assigned to technical police duties. Special services is the investigative division of the police department responsible for conducting the investigation of major criminal offenses and working collaboratively with school administrators and health educators to prevent substance abuse.

Special services is divided into eight functional units consisting of: detectives, youth officers, community selective enforcement team, community policing, narcotics, intelligence, D.A.R.E. and school resource officers. As per the Department's letter, while each officer has a specific area of expertise, special services personnel frequently work together focusing their individual talents and training to solve cases and achieve common goals.

During the past year, special services personnel investigated four hundred criminal offenses and affected two hundred ninety six arrests. Three school resource officers and one dare officer are assigned full time to work with students to increase communication and reduce drug/alcohol abuse. Future plans for the special services division include assignment of personnel to the joint terrorism task force and enhanced training in evidence recovery, forensics and crime scene processing.

- The headquarters division is the administrative body of the police department responsible for overall administration of the agency.

¹ Lieutenant William Gravina, Letter received September 8, 2008.

² Lieutenant William Gravina, Letter received September 8, 2008.

³ Lieutenant William Gravina, Letter received September 8, 2008.

⁴ "Police." Ramapo-NY.Gov. The Official Website of the Town of Ramapo New York. 12 June 2008. Town of Ramapo. 15 September 2008. <<http://www.ramapo.org/townhall/departments/policeDepartment>>

The Department responds to approximately 60,000 calls per year. There are currently no plans for increases to manpower or equipment.

Potential Impacts

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 1,932 persons in the Town of Ramapo could potentially generate a need for 4 additional police personnel in the Town and approximately 1.2 police vehicles. It is noted that the increased demand placed on the Police Department from the Patrick Farm development would represent an incremental increase in demand on existing services, rather than demand for new services in this area which the ULI rates assess.

However, according to Lieutenant Gravina of the Town of Ramapo Police Department, the proposed development would not result in a need for additional manpower to provide services to the proposed development. Refer the response letter from the Lieutenant in Appendix B, Correspondence. Additionally, the proposed development would generate property tax revenues to the Town of Ramapo Police Department of approximately \$620,832 annually. This additional revenue can be used to augment the Department's capabilities if necessary.

Mitigation Measures

The Town of Ramapo Police Department has indicated that, no significant demands would be placed on police services as a result of the proposed project. Additionally, the project would generate tax revenues estimated to be \$620,832 annually to the Town of Ramapo Police Department. Based on the foregoing, no mitigation measures are proposed.

3.6.2 Fire Protection

Existing Conditions

The Hillcrest Fire Company No. 1, which is located in the Moleston Fire District, would serve the project site. Currently, property taxes are paid to the Moleston Fire District and the Tallman Fire District. As stated in a letter dated November 7, 2008 from Hillcrest Fire Chief, Chris Kear, this distribution in taxes was erroneous and effective January 6, 2009 the Moleston Fire District/Hillcrest Fire Company #1 would be the recipient of 100% of the taxes for fire protection services on this property (see Appendix B).

The Hillcrest Fire Company operates out of three stations with 16 pieces of apparatus, which include four engines, two ladder trucks, one rescue, one combination rescue engine, one brush truck, three utility vehicles, one fire prevention vehicle, and three Chief vehicles.

According to a letter received from the Hillcrest Fire Chief in August 2008, the closest station to the project site is 631 Route 306, which is less than 0.25 miles from the project site (see Appendix B). This station contains one engine, a brush truck and a utility vehicle⁶. The

⁶ Chief Christopher Kear, Letter received August 24, 2008.

department currently averages 850 calls a year and is an all volunteer department with 115 members; approximately 75 members are on the active list⁷.

In the August 2008 letter from the Fire Chief, the response time to the project site is expected to be approximately 4-6 minutes. This response time would depend on the time of day, day of the week, member response time to the firehouse, and the availability of members who are available to respond⁸. All fire departments in Rockland County are 100 percent volunteer and all participate in the Rockland County mutual aid agreement.

The response letter lists a number of concerns regarding the fire company's ability to serve the project. These concerns are described below (see also Appendix B)

Potential Impacts

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 up to 1,932 persons would generate a demand for 3.2 additional fire personnel. Again, the ULI multipliers assume no existing services, thus the actual demand for personnel is expected to be somewhat lower.

According to the response letter received by Chief Kear, in the last year, there have been numerous proposed and pending large scale projects within the Moleston Fire District and the vast majority of them have been located along NYS Route 306, including the proposed Patrick Farm development. The Chief states that because of the Patrick Farm project and other proposed developments within the area, the Department will have to conduct an evaluation of apparatus and response as well as contact Insurance Services Office (ISO) regarding their insurance rating and to inquire about whether or not these proposed projects would have an effect on their overall rating.

Patrick Farm is anticipated to generate property tax revenues to the Moleston Fire District of approximately \$115,111 annually. This additional revenue can be used to augment the Hillcrest Fire Company's capabilities as necessary.

Mitigation Measures

No mitigation measures are proposed.

3.6.3 Ambulance Service

Existing Conditions

Ambulance Services

The Ramapo Valley Ambulance Corps would serve the project site.

The Ramapo Valley Ambulance Corps is a volunteer ambulance corps and was incorporated in 1947, being the oldest ambulance service in Ramapo EMS and in Rockland County⁹. The

⁷ Chief Christopher Kear, Letter received August 24, 2008.

⁸ Chief Christopher Kear, Letter received August 24, 2008.

⁹ Ramapo Valley Ambulance Corps. 15 September 2008 <http://www.rvac.net/rvac_rvac/RVAC/Home.html>

Corps provides basic life support ambulance service primarily to the Town of Ramapo, but provides mutual aid service throughout the entire county.

The Ramapo Valley Ambulance Corps is headquartered along Route 59 in the Village of Airmont and is certified by the New York State Department of Health. The Ramapo Valley Ambulance Corps consists of approximately 50 active members and operates three ambulances and one emergency response vehicle¹⁰. The Ramapo Valley Ambulance Corps was contacted to determine the project's potential impact on its services, but the applicant has not received a response to date (see Appendix B for letters sent to community service providers).

Potential Impacts

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 up to 1,932 persons in the Town of Ramapo results in potential added demand for 0.26 health care personnel and 0.064 vehicles. The proposed project is not expected to have a measurable impact on emergency services. Additionally, the Ramapo Ambulance District would receive \$54,903 annually in revenues. This additional revenue can be used to augment the Corps' capabilities as necessary. The applicant has offered to donate a parcel of land for the future construction of an ambulance corp building adjacent to the emergency service worker apartments in proximity to the Hillcrest Fire Station on NYS Route 306.

Mitigation Measures

No adverse impacts to ambulance services are anticipated as a result of the proposed development. Therefore, no mitigation measures are proposed.

3.6.4 Solid Waste Disposal

Existing Conditions

The Town of Ramapo Public Works Department provides municipal refuse collection and disposal services within the Town of Ramapo, including the project site. The Town of Ramapo has a closed landfill. Currently municipal solid waste generated in the Town is sent to a transfer station and then to the Ontario County landfill.

The Rockland County Source Separation law requires residents to separate recyclables from household trash. Recyclables are picked up from residences in "co-mingled" containers and transferred by contracted haulers to the Materials Recovery Facility at Town facilities in Hillburn, NY. Contractors then separate the materials and haul to recycling centers.

Potential Impacts

The per household rate for solid waste generation according to the Urban Land Institute's 1994 Development Impact Handbook, is .00175 tons per person per day. The proposed development projects an increase in population by 1,932 persons, resulting in an estimated solid waste generation of 3.4 tons per day.

¹⁰Ramapo Valley Ambulance Corps. 15 September 2008. <<http://www.rvac.net/about.html>>

Dumpsters and solid waste storage areas are proposed for the multifamily residential buildings and the recreational complex. All refuse storage areas would be screened from view of public roads. Solid waste will be collected according to the schedules applicable to the Town. Refuse collection for the proposed Patrick Farm project shall be conducted in a manner consistent with refuse collection throughout the Town of Ramapo.

All properties within the Town of Ramapo are taxed for solid waste disposal. The current tax rate is 1.06 per \$1,000 of the assessed value for the Town of Ramapo. The proposed development is projected to generate \$33,086 annually in taxes to pay for solid waste disposal.

Mitigation

No significant impacts to solid waste disposal services are anticipated and no mitigation measures are proposed.

3.6.5 Water Supply

Existing Conditions

Water from the Valley-Fill Aquifer is the source of all of the Town of Ramapo potable water via both individual and United Water New York (UWNY) wells. The Valley-Fill aquifer is part of the larger Ramapo River Basin sole source aquifer system, as designated by the Environmental Protection Agency (EPA). The water supply to the project site would be supplied by United Water New York (UWNY). The most recent Rockland County Department of Health Assessment of United Water NY - Water Supply Available for New Projects, included as Appendix S, indicates that 2.3508 MGD is available for distribution.

Potential Impacts

As described in the Water Report, included as Appendix O, the anticipated water usage is projected to be 75 gallons per person per day (gpd), according to the project engineer, consistent with Rockland County Department of Health standards. With 1,932 persons anticipated to be added by the proposed development, the total water usage would be approximately 144,900 gallons per day. However, as a worst case scenario, the engineer utilized the calculated usage of 198,800 gpd to assess the potential impacts of the proposed development on water supply. This represents approximately 8 percent of the water available to supply to new development projects.

According to a Willingness to Serve Letter received from a representative of United Water New York, included in Appendix B, service could be made available to the proposed project but would be subject to the following conditions:

- Prior to installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to UWNY, for review by their engineering department review and approval;
- If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by the applicant in

accordance to the terms and conditions of Rockland County's standard agreements for extensions;

- Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified time to time;
- Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a Ten State Standards).
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Mitigation Measures

United Water New York has adequate resources to serve the project. United Water New York has indicated their willingness to serve the proposed project in a letter dated August 25, 2008, included in Appendix B. Water infrastructure upgrades may be required, and the applicant will install these improvements as per the conditions noted above.

3.6.6 Sewage

Existing Conditions

The Town of Ramapo Public Works Department and Rockland County Sewer District #1 (RCSD #1) both have jurisdiction over sanitary sewer infrastructure in the Town of Ramapo. The Town maintains most of the 8" diameter sewers and RCSD #1 maintains the major interceptor sewer lines and the pumping stations located along the major interceptors. The Town and RCSD #1 both regulate new construction, maintenance, repair and inspection of sanitary sewers and pumping stations within the Town of Ramapo. They handle new sewer extensions, remove blockages, and inspect new sanitary sewer installations.

Sewage is treated at the Rockland County Sewer District #1 Wastewater Treatment Plant located in Orangeburg, New York. Treated, chlorinated effluent is discharged into the Hudson River at Piermont, New York through an outfall sewer. Sludge is concentrated and aerobically digested, dewatered and the sludge cake is composted and the combustible gas produced is captured and used for electric power.

Flow monitoring of existing sanitary sewers is one component of a program currently underway by the RCSD #1 to identify and eliminate inflow sources. RCSD #1 is currently implementing rehabilitation projects directed at identifying areas for addressing peak wet weather flow and reducing wet weather infiltration and inflow in the interceptor sewer system that lead to the elimination of sanitary sewer overflow discharges. Attached in the Appendices of this document is a copy of the Executive Summary from the RCSD #1 Collection System Evaluation and Engineering Report for Order on Consent Compliance. The Executive Summary provides a description of the RCSD #1 testing and flow monitoring program. RCSD #1 has a schedule for identifying inflow sources and completing all recommended inflow projects by the end of 2011.

No known sanitary sewer problems exist at the vicinity of Patrick Farm.

Potential Impacts

Sanitary sewer flow generated from Patrick Farm is estimated at 198,800 gallons per day based upon an average rate of 400 gallons per day per home. The RCSD #1 Wastewater Treatment Plant has adequate capacity to treat the Patrick Farm sewage. Sanitary

discharges from Patrick Farm will enter the public sewer system at the RCSD #1 Route 202 Pump Station. The pump station is currently operating near capacity and does not have adequate capacity to convey sewer discharges generated by Patrick Farm. The Route 202 Pump Station and local sanitary sewer infrastructure located “down-gradient” of the Pump Station will require improvements.

Annual taxes generated to the Sewer District would be \$145,613. as indicated in Table 3.7-5.

Mitigation Measures

Attached in the Appendices of this document is an January 20, 2009 letter from RCSD #1 which indicates their acceptance of a “Conceptual Sanitary Sewer Plan and Preliminary Pump Station Design” prepared by the Applicant’s Engineer for Patrick Farm. Based upon this acceptance the following improvements to local sanitary sewer infrastructure are anticipated as part of this project: Replacement of the Route 202 Pump Station, Construction of a new Force Main discharge line from the new pump station to the Scenic Drive vicinity, replacement of gravity sewer lines which run from Scenic Drive to the Wilder Road vicinity, Upgrade of the pump station at Wilder Road. The scope and conceptual design of these required improvements is being coordinated with RCSD #1. Figure 3.6-1 shows the approximate path of the proposed force main, which runs through Prosperity Drive. the necessary easements and right-of-way to cross Prosperity Drive are in place. There are no sewer crossings necessary or proposed across Scenic Drive. A copy of the full sewer report is included as Appendix P. The Applicant’s Engineer shall prepare construction plans for the requisite improvements to the local sanitary sewer infrastructure once the scope and design parameters have been accepted by RCSD #1.

3.6.7- Construction Near High Voltage Wires

Existing Conditions

An easement to the Orange and Rockland Utility company traverses the property. There are several towers which hold high voltage transmission wires which cross the property. Accidental contact with overhead electric lines can result in substantial damage, serious injury or death. It is important, therefore, to use extreme caution when near overhead power lines.

Potential Impacts

There are no residences proposed within the utility right-of-of way. Disturbance in the utility right-of-way is limited to road crossings. There are no towers located in the area proposed for project roadways and the road grading and profiles were specifically designed to accommodate the location of the towers. Construction safety measures including those listed below will be utilized to insure the safety of workers during construction in the vicinity of the wires.

Mitigation Measures

Orange & Rockland Utilities, Inc., is a wholly owned subsidiary of Consolidated Edison, Inc. and as such is guided by Chapter 5.3 of the Con Edison Safety Manual, General Protection Requirements, which specifies safety procedures to be followed to insure safety when

working around electrical systems equipment. The following excerpts from Chapter 5.3, contained in Appendix L, dictate that no grading work shall be done within 25 feet of the transmission towers and no work shall be done without an approved Orange & Rockland Work Permit as outlined below:

- A Work Permit must be obtained before any surface penetration, structural alterations, excavations, renovations, or demolition work can be performed within the confines of station areas. Before a Work Permit is issued, a survey shall be made to determine if any hazards exist in the specific area in which the work is to be performed.
- The operator having jurisdiction shall be responsible for determining the protection required for dead work or for tests, shall order the protection applied, and shall ascertain that the protection has been applied before issuing or ordering the issuance of a Work Permit or a Test Permit.
- When it is practicable, the person who has received the Work Permit shall verify, by inspections, the protection at the work location in the presence of the operating employee who is responsible for applying the protection.