

3.6 Community Facilities and Services

3.6.1 Police, Fire, Emergency Services and other Community Services

Existing Conditions

Police Protection

The Ramapo Police Department provides police protection services to properties within the 62 square mile area that comprises the Town of Ramapo, of which approximately 5 square miles makes up the Village of Chestnut Ridge. The police department headquarters is located at 237 NYS Route 59 Suffern, NY approximately seven miles northwest of the project site.

The police force provides police protection for the Town of Ramapo including the Villages of Chestnut Ridge, Suffern, Sloatsburg, Hillburn, Montebello, Airmont, Spring Valley, Wesley Hills, Pomona, New Hempstead, Kaser, and New Square. The Ramapo Police Department employs 120 sworn police officers and 25 civilian employees who provide 24-hour per day coverage. Correspondence received from Police Chief Brad Weidel on February 16, 2021, indicates that the department handles an average of approximately 66,000 service calls per year. The 2020 population estimates from the US census indicates there are 137,392 persons residing in the Town of Ramapo. Based upon these figures, the Police Department receives 0.04 calls per month per capita. There are presently 0.87 police officers per 1,000 residents, which is slightly underserved.

In addition to providing police protection, sworn personnel are also involved in various programs including Crime Prevention, Accident Investigation and Reconstruction, STOP DWI, Commercial Vehicle Enforcement, Youth Court, and Child Vehicle Restraint installation.

Based upon distance from the police station, the average response time to a high priority call in the Equestrian Estates development would be seven to nine minutes.

Fire Department

The proposed development is within the South Spring Valley Fire District and is served by the South Spring Valley Fire Department, known as the Hugh Gassner Fire Company, which is a 100 percent volunteer fire department serving the Village of Chestnut Ridge.

According to their website, The Hugh Gassner Fire Company Inc. was chartered in 1950 and located in Chestnut Ridge, NY. It is named for one of the founding brothers who was killed in action while fighting for his country in Normandy, France on June 7th, 1944. On January 1st 1963 the fire company assumed the responsibilities of fire protection for the district.

The fire district borders Montvale, New Jersey to the south, the Village of Spring Valley to the north, Nanuet and Pearl River to the east, and Monsey to the west. In addition to Town and Village Streets, the district also covers NYS Route 45 and parts of the NYS Thruway.

Based on information provided on the fire department website, the department is headed by a Chief, an Assistant Chief, plus additional officers who oversee firematic operations. The civil division of the department is headed by the President, Vice President, recording secretary, Treasurer, and Board of Directors who oversee administrative operations.

The Hugh Gassner Fire Company currently operates 2 engine-pumpers, a tanker, one 75' aerial tower ladder truck, 1 heavy rescue vehicle, a patrol vehicle and two command vehicles for the Fire Chiefs. These units are staffed by approximately 31 active volunteer members who respond from the fire station located at 26 Red Schoolhouse Road, approximately 1.4 miles to the north of the project site. The department responds to approximately 200 annual calls for service. These calls consist of structural fires, motor vehicle accidents (MVA's), automatic alarms, vehicle fires, brush fires, mutual aid, and various other calls for assistance. The Hugh Gassner Fire Company does not respond to medical emergency calls. This service is provided primarily by the William P. Faist Volunteer Ambulance Corps.

Although the Hugh Gassner Fire Company responds to a variety of emergencies, the majority of serious incidents are structural fires. These incidents have ranged from small one-room fires to large commercial fires requiring the response of multiple fire departments in the region. The Hugh Gassner Fire Company is assisted by nearby mutual aid departments. In addition to receiving mutual aid, the Department has provided assistance to many area departments, located primarily in Rockland County.

Ambulance and Health Services

Volunteer Ambulance Corps

The William P. Faist Volunteer Ambulance Corps. provides 24-hour, primary care, emergency ambulance service to the project area. According to correspondence received from the William P. Faist Volunteer Ambulance Corps, dated January 3, 2021, included in Appendix C, Correspondence; average response time to the Equestrian Estates site would be between five and seven minutes. The Corps has over 65 active volunteers and responds to an average of 1,000 calls per year. The ambulance corps serves the Village of Chestnut Ridge and parts of the Town of Ramapo. The Corps is private and members are 100 percent volunteers.

The Faist Volunteer Ambulance Corps plays a significant role in Rockland County's multi-tiered. Emergency Medical System. Upon receiving a 911 call, the Dispatcher will determine the appropriate type of response. In the event of a medical emergency, motor vehicle accident, or other emergency they dispatch the police, ambulance, paramedics, or fire department as needed. The corps provides Mutual Aid to other service areas when requested and has Mutual Aid agreements with Spring Hill Community Ambulance Corp, Pearl River Ambulance Corps and Nanuet EMS to provide emergency services within the service area should the William P. Faist Ambulance Corps be unavailable.

Rockland Mobile Care

Rockland Paramedic Services responds with the volunteer ambulance corps if advanced life support is deemed to be necessary. Rockland Mobile Care (RMC) is Rockland County's Paramedic Services emergency and non-emergency ambulance transport division. RMC was created in 1999 to provide ambulance transportation between health care facilities in an efficient and professional manner. Inter-facility ambulance transportation, both emergency and non-emergency, is a critical part of the continuum of patient care. RMC maintains a fleet of 18 ambulances. Current staffing is approximately 100 paid members and provides state of the art services. The 24-hour communications center houses one of the most advanced computer aided response systems in the region. RMC provides its own preventative maintenance and

repair. Having a full service, factory trained fleet maintenance facility ensures mechanically sound vehicles are always ready to respond.

Hospitals

The primary hospitals serving the project area are Nyack Hospital located in Nyack and Good Samaritan Hospital located in Suffern. Nyack Hospital operates approximately 350 beds including: medical, surgical, intensive care, recovery, maternity, pediatrics, and behavioral health services. Good Samaritan Hospital has 286 beds and provides emergency, medical, surgical, obstetrical/gynecological and acute care services. Both Hospitals represent all of the medical specialties and offer their patients the latest in medical care supported by nursing, clinical, and technical staff.

Water

The entire development will be serviced by municipal water. Water Service is currently provided to the project site by SUEZ Water North America. There are available water mains located along Red Schoolhouse Road.

Sewer Facilities

Sewer Service is provided to the project site by the Rockland County Sewer District #1. Based upon a review of the proposed Equestrian Estates, the Staff for Rockland County Sewer District #1, have determined that under the existing zoning, collectively the parcels which comprise Equestrian Estates, under a maximum buildout scenario of both the R-35 District and the LO district, would be eligible to utilize a total of 145 sewer units as shown in the following Table 3.6-1.

Table 3.6-1 below illustrates the existing sewer units and the number of sewer units to be utilized as calculated for maximum buildout.

Table 3.6-1 Sewer Units Entitlement					
SBL	2020 Units	Acres		Buildout Units	
		R-35	LO	R-35	LO
68.09-2-9	1	4.35	20.15	4	88
68.09-2-10	0	5.75		6	
68.09-2-11	1		1.70		8
68.09-2-12	0		3.99		18
68.09-2-22	4		3.78		17
68.13-1-6	0	4.50		4	
Subtotal				14	131
Total				145	
Source: Rockland County Sewer District #1. June 2021					

Solid Waste

Under existing conditions, solid Waste pick-up on public roads in the Village of Chestnut Ridge is conducted by private carriers under contract to the Town of Ramapo; and paid for via the town taxes collected from each residence in both the Town and the Villages of the Town of Ramapo. Pick-up is conducted by private carriers under contract to various HOA for private developments.

Electricity & Gas

Electric and gas service are currently available to service the site and are provided by Orange and Rockland utilities.

3.6.2 Potential Impacts

As presented in detail in Section 3.5, Demographic multipliers published by the Rutgers University Center for Urban Policy Research (CUPR), project approximately 651 persons will reside at Equestrian Estates, including approximately 95 school age children. The CUPR multipliers are specific to particular demographics, bedroom count and geographic region, presenting a conservative analysis, thus these multipliers are used for the demographic projections in this DEIS.

Police Department

According to information published by the Town of Ramapo Police Department on its web site, the Police Department, the Police Commission, and the Town government officials are committed to providing the citizens of the Town of Ramapo with professional service. The Police Department was contacted with regard to the proposed Equestrian Estates development. In his response, Police Chief Brad Weidel indicates the proposed Equestrian Estates development will likely result in an increase in the number of calls for service and may necessitate the need for additional police resources.

Based on planning standards contained in the ULI Handbook, model factors for police protection recommend two (2) police personnel per 1,000 persons which further breaks down to 1.5 police personnel per 1,000 persons for residential uses and 0.5 police personnel per 1,000 persons for nonresidential uses. Based on this standard, 651 persons would increase police staffing needs by approximately 1.4 police officers. The anticipated population increase of less than ½ of one percent of the Town's population would not significantly affect the Town of Ramapo's police personnel ratio of 0.87 personnel per 1,000 residents.

As noted above, the Proposed Action would potentially increase the Village's population by 651 persons. Based on the current Town ratio of 0.87 personnel per 1,000 residents, the anticipated increase in population of 651 persons would generate a demand for 0.6 additional police. The ULI multipliers assume no existing services. Where, as here, there are existing services, certain police functions, especially non-patrol functions, will not need additional personnel. Thus, the actual demand on police personnel is not expected to be significant.

Fire Department

Based on planning standards published in the ULI Handbook, approximately 1.65 fire department personnel per 1,000 population is recommended to provide adequate fire protection service. An increase in population of 651 new residents would generate demand for an additional 1.1 fire department personnel. The project would generate \$115,493 in annual property tax revenues to the fire district to offset the additional demand (refer to Section 3.5).

The Equestrian Estates development would be accessed via private roads, a minimum of 24' wide. Turning radius for emergency vehicles is shown on the full-size plan set and has been designed to accommodate emergency service vehicles. Fire hydrants would be installed according to Village standards.

A letter was sent to the Hugh Gassner Fire Department on November 16, 2020 (refer to Appendix C correspondence). No response from the fire department has been received as of this publication. The Fire Chief and company will be notified of the public hearing(s) to be held on this development and will have an opportunity to submit comments.

Emergency Medical Service

The total population increase is 651 persons, of which 245 are anticipated to be senior citizens. Based on planning standards contained in the ULI Handbook, approximately 36.5 calls for emergency medical service per 1,000 general mixed population are made annually. For dedicated Senior housing this rate can be twice as many calls or 73 calls per 1,000 population.

Based on these standards, the 439 persons plus 245 senior residents may increase EMS calls by approximately 34 calls annually on average.

A letter was received from the William P. Faist Volunteer Ambulance Corp. dated January 3, 2021 indicating they did not have any concerns to share. The Ambulance Corp will be notified of public hearing(s) to be held on this development to submit additional comments if necessary.

Hospital

Based on planning standards contained in the ULI Handbook, four (4.0) hospital beds should be provided per 1,000 persons. Based on this standard, the projected population increase associated with the Equestrian Estates development has the potential to increase the need for beds in hospitals serving the Rockland County area by less than 3 beds or less than half of a percent increase compared to the 636 hospital beds readily available in the area. This is not considered a significant impact.

Water

As illustrated in the list below, the total number of bedrooms at Equestrian Estates as proposed is 608 bedrooms. Water usage is calculated at 110 gpd per bedroom, thus water usage is projected to be 66,880 gpd for the entire project.

62	3-BR Duplex Townhouse	= 186 Bedrooms
84	2-BR Apartment units	= 168 Bedrooms
108	2-BR Senior Units	= 216 Bedrooms
10	3-BR Senior Units	= 30 Bedrooms
<u>2</u>	<u>4-BR Single Family Homes</u>	<u>= 8 Bedrooms</u>
	Total Bedrooms	= 608 Bedrooms

Sewers

Pursuant to the Sewer Use Law, the District assesses one sewer unit for each residential unit. The residential portion of the proposal amounts to 84+62+118=264 units. At 0.1 gpd/sf and 400 gpd/unit, the 45,500 square feet retail/commercial space amounts to 12 units. Thus, the proposed Equestrian Estates project will utilize 276 sewer units. As shown in Table 3.6-1, sewer entitlement of a maximum buildout under the existing zoning is 145 sewer units, thus the Equestrian Estates project will be assessed an impact fee on an additional 131 units.

Solid Waste

.All internal access roads will remain private roads to be maintained via private contractors. These roads and typical municipal services including solid waste removal will be taken care of by a Home Owners Association (HOA) and/or Master Association to be formed upon construction.

The townhouse duplex portion of the project will produce approximately 0.93 tons of solid waste per week, based on an average generation rate of 10 pounds per bedroom per week. 186 Townhouse Duplex Bedrooms. x 10 pounds per bedroom = 1,860 pounds. 1,860 pounds x 1 ton/2000 pounds = 0.93 tons). The remaining 422 bedrooms contained in the apartments, the senior citizen housing and the 2 single family homes will produce 422 x 10 pounds per bedroom = 4,220 pounds or 2.11 tons of solid waste.

Electricity & Gas

Based on statistics compiled by the U.S. Energy Information Administration 2009 Residential Energy Consumption Survey (RECS), it is anticipated that, once construction is complete, at an average rate of 1,100 kilowatt hours (kwh) per unit per month the project will demand 70,400 of electricity per month (845 MWhrs a year) for the duplex townhouses plus the two single family homes. At an average rate of 950 kilowatt hours (kwh) per unit per month the project will demand 191,900kwh of electricity per month (2,303 MWhrs a year) for the rental apartments and the senior citizen housing development. Thus, the total electricity need for the development is projected to be 3,148MWhrs annually.

Based upon a review of billing records from Con Edison, the parent company for Orange and Rockland Utilities, Inc, it is estimated that gas usage for a Townhouse Duplex unit would be approximately 450 therms annually; and that each apartment or senior housing unit would use 300 therms annually. Collectively this would result in a combined usage of 88,500 therms annually for the proposed Equestrian Estates.

3.6.3 Mitigation Measures*Police*

As stated by Police Chief Brad Weidel, there may be an increase in the need for police services as a result of the construction of the Equestrian Estates development. It is projected that the Town of Ramapo will receive an increase in tax revenue of more than \$283,000 annually, allocated to the Police department which will help to offset any increase in the need for police protection services.

Fire and Emergency Services

Roadway access and design will allow full access for emergency service vehicles from both the northbound and southbound directions on Red Schoolhouse Road. Internal roadways will be wide enough to accommodate two-way vehicle traffic including fire trucks and other emergency service vehicles.

Water for fire protection is available from the municipal water service provided in Red Schoolhouse Road and can be supplemented, if necessary, from the fire department's pumper trucks. Additionally, each residential unit plus the commercial space will be fully sprinklered and will have emergency generator back-up of their sprinkler systems, in accordance with code requirements. Plans will be submitted for review and approval by the Fire Inspector and the Fire Department prior to final site plan approval, to ensure that adequate fire protection service is available to the development.

There are separate fire and ambulance districts for these emergency providers, which are funded, in part, by real property taxes.

The project would generate \$115,493 in annual property tax revenues to the Hugh Gassner Fire department. These funds could be used to help offset any increase in the need for fire protection services (refer to Section 3.5)

In addition, the project would generate \$27,260 in annual property tax revenues to the ambulance corp. These funds could be used to help offset any increase in the need for ambulance services (refer to Section 3.5).

With these mitigation measures in place, no significant impact is anticipated to fire and emergency service as a result of the construction of the Equestrian Estates development.

Water

Sufficient water is available from Suez Water North America to service the proposed Equestrian Estates. Connection to the existing water main will be done as part of construction. No further mitigation is proposed.

Sewers

Consistent with the requirements set forth in the letter received from the Rockland County Sewer District #1, contained in Appendix C, Correspondence; the applicant will pay the sewer impact fee, currently assessed at \$242,350 prior to final site plan approval.

Solid Waste

No construction or modifications of the existing solid waste management facility are anticipated. Similar to other multifamily developments, the trash and garbage collection for the entire project will be contracted through private carters by the management agency.

Electricity & Gas

Sufficient capacity is available from Orange and Rockland Utilities to provide both Electricity and Gas service to the proposed Equestrian Estates development. The required infrastructure to facilitate installation and connection to these services will be included as part of construction. No further mitigation is proposed.