

III. EXISTING CONDITIONS, IMPACTS AND MITIGATION

P. Community Facilities and Services

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1. Existing Conditions

a. Police

The Town of Yorktown Police Department was established in 1927 and is presently a 24/7/365 police agency. The Police Department Station is located at 2281 Crompond Road in the Hamlet of Yorktown Heights, approximately 2.5 miles east of the Project Site. The Department consists of three divisions; including the Patrol Division, Staff Services Division, and the Detective Division. The Department is staffed by 56 sworn officers and a staff of 9 civilian personnel.

The Patrol Division is the largest and most active division and is responsible for the 24 hour patrol of the Yorktown streets and response to calls for service. The Department deploys a minimum of four patrol officers and one Sergeant (supervisor) during the day and evening tours and a minimum of three officers during the midnight to 8AM tour. In the event of serious calls or heavy volume, patrol units routinely cross over into other sectors to assist each other.

The Staff Services Division deals with the business and facilities operations of the department and handles such areas as records management, communication, payroll, permits, headquarters maintenance, equipment and supplies, automation service, and animal control.

The Detective Division is responsible for the prevention of crime and the investigation of criminal cases in Town, the detention and arrest of criminal offenders, the location of missing persons, the recovery of lost and stolen property, the proper cooperation with other authorities, and the proper conduct of fugitive requisition proceedings.

b. Fire and Emergency Services

The Costco Project Site is located within the Lake Mohegan Fire District. It is served by the Mohegan Lake Professional Firefighters and the Mohegan Volunteer Ambulance Corps. The Fire Department headquarters are located at 1975 East Main Street in Mohegan Lake. Fire response to the subject area would come from the headquarters; the Furnace Woods Station located on Croton Avenue in Cortlandt Manor; and from the Jefferson Valley Fire Station, located on Lee Boulevard.

The Lake Mohegan Fire District covers approximately 40 square miles including Mohegan Lake, Shrub Oak, Jefferson Valley, Cortlandt Manor, Crompond, portions of Peekskill, Lake Peekskill, and a large portion of Yorktown Heights. The department is a combination department, which means it consists of both career firefighters and volunteers. At all times there are at least three career firefighters on duty at headquarters and one career firefighter at each of the sub-stations.

The Department currently has 24 active members, and all current members are also certified as EMT’s and provide first response to most emergency medical calls. The fire department receives and responds to approximately 3000 calls per year. The average response time to get a career firefighter to an emergency is five minutes. The volunteer ambulance corps provides the transport while outside agencies provide the advanced life support.

The table below provides a list of the many hospitals that are located in the area.

Table III.P.1 Project Area Hospitals			
Hospital	Beds	Address	Municipality
Hudson Valley Hospital	128	1980 Crompond Rd	Peekskill
Northern Westchester Hospital	233	400 East Main Street	Mount Kisco
Phelps Memorial Hospital	235	701 North Broadway	North Tarrytown
Westchester County Medical Center	634	95 Grassland Road	Valhalla
Lawrence Hospital	291	55 Palmer Avenue	Bronxville
Sound Shore Medical Center	252	16 Guion Place	New Rochelle
White Plains Hospital	292	Davis Avenue	White Plains
Dobbs Ferry Pavilion	50	128 Ashford Avenue	Dobbs Ferry
The Mount Vernon Hospital	196	12 North 7 th Avenue	Mount Vernon
St. John’s Riverside Hospital	273	967 North Broadway	Yonkers
St. Joseph’s Medical Center	194	127 South Broadway	Yonkers

2. Potential Impacts

a. Police

The Town of Yorktown Police Department was contacted regarding the Proposed Action. Police Chief McMahon responded in writing (see Appendix VII.L) and stated that the Department could anticipate 106 calls for service annually from the Proposed Action in addition to “quality of life” calls from the adjacent neighbors. Chief McMahon further states that the Department is understaffed and that the Proposed Action will have an unfavorable impact on the policing of the entire Town of Yorktown. Due to increased traffic generated by the Project, Chief McMahon indicated that dedicated manpower

during weekends and peak shopping seasons would be necessary as well as an increased need for investigations, administrative reporting, arrest processing and court appearances.

b. Fire and Emergency Services

The project site is located 2.5 miles from the Furnace Woods Fire Station, located at 260 Croton Ave in Cortlandt, with a travel time of around 6 minutes. It is also located 4.2 miles from the Fire Department Headquarters at East Main Street, Mohegan Lake, with a travel time of approximately 7 minutes. For commercial properties, the Fire Department deploys the ladder truck from their headquarters and an additional truck from the nearest auxiliary station.

The site has its access from Route 202/35. The fueling facility and Costco Warehouse store have adequate vehicular site access to facilitate emergency response and firefighting equipment.

The project water supply system provides domestic and fire supply lines to the building. Adequate water supply and pressure is provided to the interior fire sprinkler system. Exterior fire hydrants are strategically situated around the buildings to provide sufficient fire fighting coverage.

During the design process, the Applicant's engineer met with representatives of the Town of Yorktown Building Department to review the Site Plan for compliance with regard for fire access and safety. In response to comments provided by the Building Department, the Site Plan was revised to meet their concerns regarding fire access.

Captain Lou Barbieri indicated in his August 3, 2011 *letter* to the Applicant's engineer (*see Appendix VII.L*), that demand for emergency services in terms of both finances and manpower are always impacted by new development; however, no quantitative assessment was provided.

3. Proposed Mitigation Measures

a. Police, Fire and Emergency Services

The Proposed Action will generate approximately \$819,146 in annual property taxes to the Town of Yorktown (see Section III.Q.2.a.ii of this DEIS). Of the Project's total tax contribution \$135,902 could be available to support police, fire and emergency services (\$92,248 Town tax, \$41,148 Lake Mohegan Fire District and \$2,506 Advanced Life Support). The distribution of this tax revenue could be apportioned to these municipal services to compensate for the increased demands as determined by the Town Board.

The Town incurs costs to maintain public facilities and servicing developments, etc. over the entire Town. In the Yorktown Police Department's letter of May 25, 2011, the Police Chief indicated that the

Department has historically been understaffed. It was further indicated that the Proposed Action could result in an increase of 106 annual calls for service. This translates to an average increase of two additional calls for service per week. It is the Applicant's opinion that these two weekly calls could be handled by existing personnel and/or redistribution of existing manpower. Should the Town Board determine that additional personnel would be warranted, the Applicant believes the demand would be a reflection of the overall town needs, attributed to current conditions with only a minor increase resulting from Proposed Action and therefore the Project should not be burdened by costs that are in fact Town-wide costs.