

### **3.11 Community Services**

#### **3.11.1 Police Protection**

##### Existing Conditions

The Yorktown Police Department provides police protection services to the project area. The Department is headquartered in Yorktown Heights, at 2281 Crompond Road, and consists of 53 sworn police officers and 8 civilian employees. Equipment includes 30 vehicles as well as dispatching facilities for police, fire and emergency medical services. Additionally, the Police Department has support personnel from the Town's Building & Grounds and Central Garage for building and vehicle maintenance.

The Yorktown Police Department is divided into two Divisions:

- The Patrol Division provides uniformed officers for patrol duties. The Division handles most initial calls for police service, and provides investigative services through its Detective Bureau.
- The Staff Service Division provides police officers, civilian police dispatchers and office assistants who provide support services such as communications and record keeping.

The jurisdiction of the Yorktown Police Department encompasses more than 40 square miles and includes the Yorktown Heights area, Shrub Oak, Mohegan Lake, Jefferson Valley, and the area of town south of the reservoir (July 23, 2003 correspondence from Robert Arruda, Yorktown Police Department). Police headquarters is located approximately six miles from the project site.

According to correspondence on July 23, 2003 from Robert Arruda, Chief of Police, Yorktown Police Department (see Appendix B), the Town of Yorktown Police Department is currently understaffed. Based on correspondence from Chief Arruda, the Yorktown Town Board has determined that it will expand the number of police officers by one each year until the department has hired six more officers. These officers would be available for patrol duties to respond to calls for services.

The Yorktown Police Department responded to 14,113 calls for service during 2002. The current ratio of officers per thousand population is 1.4. At any one time, there are between five and seven officers assigned to patrol duties in marked and unmarked vehicles that would be available to respond to a call for service. The probable response time to the project site will be approximately three minutes. However, it can be as little as less than one minute, depending on other police activities at the time and the location of the nearest available police officer.

##### Potential Impacts

As noted above, the Police Department received 14,113 service calls during 2002, or approximately .03 calls per capita per month. Using this multiplier, the projected additional 138 residents may increase the monthly complaints and calls for assistance to the responding law enforcement agencies serving the Town by approximately four calls per month. Considering the quality of the housing proposed by the project sponsor, this number

may ultimately prove to be lower. Based on standards contained in the Development Impact Assessment Handbook (Urban Land Institute, 1994), an increase in population of 138 persons would generate, on average, a need for 0.3 additional police personnel and 0.1 police vehicles.

#### Mitigation Measures

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

### **3.11.2 Fire Protection**

#### Existing Conditions

The Lake Mohegan Fire District provides fire protection and ambulance service to the project area. The Lake Mohegan Fire District has four stations:

- Jefferson Valley Mall, in Yorktown
- Route 6 and Lexington Avenue (near Yorktown / Cortlandt border)
- Croton Avenue (just east of Furnace Dock Road and near Walter Panas High School)
- Hollowbrook, 1130 Oregon Road

The nearest station is the Jefferson Valley Mall station, which is located less than a mile from the site. The Mohegan Fire District staff currently consists of 22 career firefighters and three career officers, seven volunteer officers and approximately 125 volunteer firefighters. Equipment used by the Department includes six rescue-pumpers, one aerial ladder truck, one elevated telesquirt (pumper with elevated watertower) and three ambulances.

The response time to the project site from the nearest fire station is expected to be within two minutes; from the Route 6 and Lexington Avenue station response is expected to be within six minutes. From the remaining two stations, response time is estimated at ten minutes.

If mutual aid is needed, the Fire District would be assisted by fire fighters from nearby communities.

#### Potential Impacts

Based on planning standards contained in the Urban Land Institute's 1994 Development Impact Handbook, an increase in population of 123 persons would generate, on average, a need for 0.2 additional fire personnel.

#### Mitigation Measures

The proposed Yorktown Farms subdivision is projected to generate annual tax revenues to the Mohegan Lake Fire District of approximately \$23,035. The Applicant believes that this amount would provide the necessary capital to the District to allow for increased appropriations for purchase of new fire equipment. Therefore, no mitigation measures are proposed.

### 3.11.3 Schools

#### Existing Conditions

The project site is served by the Lakeland Central School District. The district includes five elementary schools, one middle school, two high schools, and one alternative high school.

According to information provided by the Lakeland Central School District, enrollment in the 2004-2005 school year consisted of 6,116 children. Approximately 800 school-age children also currently attend private and parochial schools within the district.

#### Potential Impacts

Based on the proposed number of single-family residences, a total of 30 school-age children are projected to reside within the Yorktown Farms subdivision. Population projections provided in this report are based on demographic multipliers provided in the Urban Land Institute's Development Impact Assessment Handbook of 0.8738 school-age children per Four Bedroom Single-Family Home (Northeast Region). Based on enrollment and population information for the district, approximately 89 percent of these children are expected to attend school in the Lakeland Central School District.

#### Mitigation Measures

The proposed residences are expected to be constructed and sold over a multi-year period. This will allow for the additional students to be introduced to the Lakeland schools gradually. Costs to the School District as a result of the projected increase in enrollment associated with the Yorktown Farms project would be offset by projected additional annual school tax revenues from the proposed project of \$362,122 (see Chapter 3.15 Socioeconomic-Fiscal Impacts). No further mitigation is proposed.

### 3.11.4 Recreation Facilities

#### Existing Conditions

The Town of Yorktown Recreation and Parks Division of the Department of Environmental Services administers a number of active and passive recreational programs open to Town residents. Town owned park areas are listed below.

**Downing Park:** Located on Route 202 (Crompond Road) near the Route 132 intersection, the park features two sets of three tennis courts, a ball field, play apparatus, picnic areas, cooking grills, a pavilion, an outdoor concert area, and rest rooms.

**Shrub Oak Park:** Located on Sunnyside Street off of Route 6 in Shrub Oak, the park features a swimming pool with rest room facilities, ball fields, one set of three tennis courts and play apparatus.

**Junior Lake Park:** Located on Edgewater Street in Yorktown Heights, the park features a swimming pool with rest room facilities, play apparatus, cooking grills, and outdoor ice skating.

**Sparkle Lake:** Located on Granite Springs Road in Yorktown Heights, the park features a beach area, play apparatus, a picnic area, cooking grills, basketball courts, meeting rooms, rest rooms, outdoor ice skating, and a paved parking area.

**Willow Park:** Located on Curry Street in Yorktown Heights. The park features a ball field, play apparatus, and outdoor ice skating.

**Yorktown Community and Cultural Center:** Located on Commerce Street in the center of Yorktown Heights, this facility has outdoor recreational features including a ball field, play apparatus, a gazebo, and a walking/running track.

**Crystal Lake:** Located on Granite Springs Road in Yorktown Heights, Crystal Lake features outdoor ice skating.

**Hunterbrook Field:** Located on Hunterbrook Road in Yorktown Heights, this park features a ball field.

**London Woods:** Located on London Road off of Route 132 in Yorktown Heights, London Woods features a ball field.

**Woodlands:** Located on Strang Boulevard and Woodlands Drive in Yorktown Heights, this park features a ball field.

**York Hill Park:** Located on Hawthorne Drive in Yorktown Heights, this park features a ball field and play apparatus.

**Walden Woods:** Located on Curry Street in Yorktown Heights, in close proximity to the project site, this park features play apparatus.

**Railroad Station Park:** Located on Commerce Street in the center of Yorktown Heights, this park features play apparatus, and basketball courts. The Westchester County Parks & Recreation Department North County Bike Trail passes through this park.

**Turkey Mountain Nature Preserve:** Located on Route 118 (Saw Mill River Road) in Yorktown Heights, across the street from Peter Pratt's Inn, this park features nature trails.

**Ivy Knolls Park:** Located on Ivy Road & Spring Street in Shrub Oak, Ivy Knolls Park features play apparatus and outdoor ice skating.

**Chelsea Park:** Located on Gomer Street in Yorktown Heights, Chelsea Park features a ball field and play apparatus.

**Harrison Apar Field of Dreams (formerly Pine Tree Park):** Located on Benjamin Boulevard in Yorktown Heights, this park features a ball field.

**Blackberry Woods:** Located on Marcy Street in Shrub Oak, this park features one set of three tennis courts, and play apparatus.

**Hanover East:** Located on Wellington Road in Yorktown Heights, this park features play apparatus.

**Sylvan Glen Park Preserve:** Located off Grant Avenue between Mohegan Lake and Crompond, this park features hiking trails, wetlands, streams and an abandoned granite quarry.

Major facilities within the Town of Yorktown with area greater than 80 acres, including those owned by the County and State, are summarized in Table 3.11-1.

<b>Table 3.11-1 Major Parks Town of Yorktown</b>	
Facilities	Area
Franklin D. Roosevelt State Park	841 acres
Mohansic Park and Golf Course	778 acres
Shrub Oak Memorial Park	134 acres
Kitchawan Preserve	199 acres
Bald Mountain	96 acres
Turkey Mountain Park	134 acres
Briarcliff-Peekskill Trailway	85 acres
<b>Total</b>	<b>2267 acres</b>
Source: Westchester County GIS web site. Summarized by Tim Miller Associates, Inc.	

As indicated in Table 3.11-1, more than 2,267 acres of parkland are located within the Town of Yorktown. With a population of 36,318 persons in 2000, Yorktown has more than 62 acres of parkland per 1000 population.

Potential Impacts

The proposed project will add a projected 123 persons to Yorktown’s population and increase local demand for recreation facilities and open space. Land area requirements for neighborhood recreational facilities for single-family developments, based on open space standards derived from the Development Impact Assessment Handbook, are summarized in Table 3.11-2. The required amount of recreational open space needed for the proposed development based on these standards is also included in Table 3.11-2.

<b>Table 3.11-2 Land Area Requirements Standards for Neighborhood Community Facilities</b>		
Type of Development	Single-family development : Acres per 1,000 persons	Requirement for the Proposed Yorktown Farms Subdivision
Minipark	0.25-0.5	0.03~0.06
Neighborhood park	1-2	0.12~0.25
Community Park	5-8	0.62~0.98
Aggregate Area	6.25~10.5	0.77~1.29
Source: Development Impact Assessment Handbook page 262		

As indicated in Table 3.11-2, the aggregate area of recreational open space needed to serve the projected 123 residents of Yorktown Farms is estimated at between 0.77 and 1.29 acres of land, divided between various recreational facilities. As previously discussed, a total of more than 62 acres of parkland per 1,000 population is currently available for Town residents. With the high level of existing parks and recreational facilities available in the

Town of Yorktown, no significant adverse effects on recreational or open space resources are expected as a result of the projected 123 new residents.

A soccer field and associated 28-space parking lot are proposed on the western side of the project site for dedication to the Town as part of the Yorktown Farms project. Several other park parcels are proposed for dedication to the Town facing and near Route 6 to the west of the proposed subdivision entrance (5.034-acre Parcel A and 2.471-acre Parcel B). These facilities would serve all residents of the Town, further offsetting the demand for recreational open space generated by project residents.

#### Mitigation Measures

The proposed dedication of the soccer field and park parcels in combination with tax revenues generated to Yorktown by the proposed development would result in a net benefit to the Town in terms of parks and recreational open space.

### **3.11.5 Solid Waste Disposal**

#### Existing Conditions

The Town of Yorktown Garbage and Refuse District provides municipal refuse collection and disposal services through a private hauler for residences within the Town, including the project site. The Town provides pick-up and disposal services for the following types of residential materials: kitchen trash/general household refuse; curbside recyclable materials; bulk items; and compostable materials.

According to information provided by the Yorktown Environmental Conservation Department, the Town of Yorktown generated 60,455 tons of solid waste in 2002. A total of 43,455 tons of this was recycled, while 17,000 tons of this was disposed of at the Charles Point Resource Recovery Plant in nearby Peekskill.

All properties within the Yorktown Garbage and Refuse District are charged annually on a per unit basis by dividing the yearly cost of the contract by the total amount of units in the district. The applicable per unit cost for each property appears on the annual tax bill and is reflected in section 3.15, table 3.15-1. The Town Board may provide for, and fix by resolution, a discount for property owners within the district who are aged 65 and over, and/or the disabled.

#### Potential Impacts

According to information provided by the Yorktown Environmental Conservation Department, a standard of one ton per family per year is used to project future solid waste generated by proposed developments. The residents of the Yorktown Farms subdivision would therefore be expected to generate approximately 34 tons of solid waste annually. The total anticipated amount of solid waste generated represents approximately .06 percent of the domestic solid waste currently managed by the Town.

No dumpster, compactors or solid waste storage areas are proposed for the proposed project. All solid waste will be stored at individual houses and collected according to Town schedule.

Mitigation

As noted in Section 3.16, Fiscal Analysis, the proposed subdivision would generate appropriate annual tax revenues for the Westchester County Refuse Disposal taxing authority (\$8,559) and the Town of Yorktown Refuse District (\$11,846). No significant impacts to solid waste disposal services are anticipated and no mitigation measures are proposed.