

A. INTRODUCTION AND SUMMARY OF FINDINGS

This chapter analyzes the potential impacts of the Proposed Project on community facilities and services, including police protection services, fire protection services, emergency medical services (EMS), recreation and open space, and solid waste and recycling services. As the Proposed Project is age-restricted (55+), public school students would not reside at the Proposed Project and therefore the Proposed Project would not place any demand on the Lakeland Central School District.

As described below, and in the opinion of the Applicant, the Proposed Project is not anticipated to have a significant adverse impact on the provision of community services or on community facilities in the Town. The Proposed Project would not be anticipated to result in a significant increase in demand for emergency services (e.g., police, fire, and EMS). This is true despite the fact that the Proposed Project's demand for emergency services may be larger than a comparably sized non-age restricted development. It is anticipated that emergency service providers would be able to adequately serve the residents of the Proposed Project and that any incremental costs incurred by the providers would be offset by the anticipated increase in tax revenue to the various taxing jurisdictions. In addition, the Proposed Project improvements would not be a unique construction or occupancy type in the Town, and measures to mitigate the increased demand for emergency services, such as sprinklers throughout the buildings and on-site security systems, would be included.

The Proposed Project would set aside ample open space on the Project Site to serve the recreational needs of the Proposed Project's residents. Solid waste and recycling would be handled by private haulers and disposed of at appropriately licensed facilities.

B. POLICE**B.1. EXISTING AND POTENTIAL FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT**

The Project Site is served by the Town of Yorktown Police Department. The Police Department is headquartered at 1 Captain Kenneth Sgroi Plaza, in Yorktown Heights. It is a full-time municipal police department providing police services to all of the Town, responsible for a service area of approximately 40 square miles. These services are carried out under the direction of Police Chief Robert Noble.

The Police Department is divided into the Patrol Division, Detective Division, and Staff Services Division.¹ The Patrol Division is commanded by a Police Lieutenant and is staffed by sworn officers who provide coverage on a 24-hour basis. The Patrol Division

¹ <https://www.yorktownpd.com/patrol-division.html>

is responsible for crime prevention, protection of life and property, and arrest and prosecution of law violators. Members of the Patrol Division respond to a variety of call types, from residential alarms and medical aid cases to assaults and robberies. The Detective Division is commanded by a Police Lieutenant. It is responsible for crime prevention, the investigation of criminal cases within the Town, detention and arrest of offenders, location of missing persons, recovery of lost and stolen property, as well as fugitive requisition proceedings. The Staff Services Division provides support functions to the Patrol Division and the Detective Division. It is comprised of both sworn officers and civilian members, and is responsible for communications, records management, public information, information technology, animal control, facility maintenance, and finance/budgeting.

In correspondence dated October 10, 2023, Police Chief Robert Noble indicated that the Police Department’s authorized staffing level is 63 police officers, ten of whom are full time school resource officers and do not respond to calls for service. Chief Noble estimated that response time to the Project Site would range from five to ten minutes and indicated that the “the Jefferson/Shrub Oak area is one of [the Department’s] busiest sectors” (see **Appendix D**).

The Police Department is party to a Mutual Aid & Rapid Response Plan for Westchester County Police Departments (the “Mutual Aid Agreement”), issued April 20, 2006 (and subsequently revised). The purpose of the Mutual Aid Agreement is to “establish procedures for the Police Departments of Westchester County to provide the uninterrupted delivery of police service during those situations that exceed the resources of any individual Department.”

From 2018 to 2022 the Police Department responded to between 43,063 calls per year (2022) and 53,029 calls per year (2018) (see **Table 8-1**). During the same timeframe, the Police Department responded to up to six calls per year at the Project Site (2021) (see **Table 8-1**). Generally, from 2018 to 2022, there was a downward trend in the number of calls for police service in the Town—except for an approximately 0.4 percent increase in call volumes from 2019 to 2020—with call volumes decreasing year-over-year from 2018 to 2022.

**Table 8-1
Police Department Calls for Service (2018 to 2023)**

Year	Number of Calls (Town-Wide Service Area)	Number of Calls (Project Site)
2018	53,029	2
2019	47,818	2
2020	48,018	0
2021	44,194	6
2022	43,063	1
2023	32,149	4
Notes: For 2023, data was provided through and including October 5, 2023 Sources: Town of Yorktown Police Department, Blotter Data, Provided November 28, 2023		

B.2. THE FUTURE WITH THE PROPOSED PROJECT

Construction of the Proposed Project would increase the demand for police services within the Town owing to increased residential population. The Project Site accounted for 0.005 percent of the Police Department’s calls for service between 2018 and 2023. However, as the office buildings were not fully occupied during that time period, it is reasonable to assume that the Proposed Project would result in more calls to the Project Site than in its existing vacant condition.

As shown in **Table 8-2**, the 200 rental apartments and 50 for-sale townhomes would be anticipated to increase the population of the Town by approximately 310 residents. If all of these residents were new to the Town, the population of the Town would increase by approximately 0.85 percent, based on the Town’s 2021 population of 36,424.² The demand for police services would not necessarily increase by that same percentage, however, as the Police Department serves many non-residential uses and as well as responds to and patrols various Town roadways.

Table 8-2
Proposed Project – Resident Population Projections

Residence Type	Number of Units	Multiplier	Projected Population
2-Bedroom Apartment (age-restricted)	200	1.20	240
2-Bedroom Townhouse (age-restricted)	50	1.39	69.5
Total	250	--	310

Sources: *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers, The Profile of Occupants of Residential and Nonresidential Development*, Rutgers University, Center for Urban Policy Research, November 2006. Table II-F-1. Available at <https://bloustein.rutgers.edu/wp-content/uploads/2015/03/NJDM.pdf>

To quantify the estimated increase in the potential demand for police services, based on an increase in the Town’s population, the standards in the Urban Land Institute’s Development Assessment Handbook were used.³ The standards correspond to increases in residential population attributable to new developments. The projected quantities of police personnel, equipment, and facilities attributable to the Proposed Project’s population (conservatively not taking into account the existing demand of the Project Site) is presented in **Table 8-3**. However, the Police Chief, in his letter to the Applicant, indicated that age-restricted communities may generate a greater per capita demand for police services, owing mainly to the “aided type calls for service that occur in fifty-five and over aged communities.” The Police Chief also believes that additional road coverage during “peak call for service times (typically from 11 AM to 7 PM)” may be warranted (see **Appendix D**). As such, the demand for police services may be slightly higher than the average residential demand presented below. Even so, the marginal increase in the demand for police services as a result of the Proposed Project would not be anticipated to require a significant increase in Police Department resources.

² U.S. Census American Community Survey, 2017–2021 ACS 5-Year Estimates.

³ Model Factors for Social Impact Analysis (Police), Development Impact Assessment Handbook, Urban Land Institute, 1994.

Table 8-3

Proposed Project – Projected Police Service Level

Police Service	Multiplier	Estimated Population of Proposed Project	Projected Service Demand of Proposed Project
Personnel	2/1,000 population	310	0.62 police personnel
Vehicles	0.6/1,000 population	310	0.186 vehicles
Facilities	200 sf/1,000 population	310	62 sf of facility space

Sources: Model Factors for Social Impact Analysis (Police), Development Impact Assessment Handbook, ULI, 1994.

B.3. MITIGATION MEASURES

As a result of the Proposed Project, the population of the Town would be anticipated to grow by less than one percent. This additional population would potentially demand additional police services. The Proposed Project would be age-restricted (55+ years), and in his correspondence of October 10, 2023, Chief Noble indicated that age-restricted developments may experience a higher rate of calls for service than other, non-age-restricted residential housing. In the Applicant’s opinion, while the Proposed Project could result in calls for service at a higher rate than a non-age-restricted community, it would be less than an assisted living community as Proposed Project residents would be anticipated to be fully ambulatory. In addition, the potential additional demand for police services would not all be new. As discussed above, the Project Site currently (and previously, during period of greater occupancy) has some level of demand for police services.

The Proposed Project would generate \$200,274 per year in tax revenue for the Town. That tax revenue could be utilized to offset any *de minimis* impacts of the Proposed Project on the Town’s Police Department resources, and would exceed any incremental additional costs resulting from the Proposed Project. Therefore, the Proposed Project is not anticipated to result in a significant adverse impact to police services. In addition, the Proposed Project would include various security measures, such as cameras, lighting, and appropriate access-control systems within the buildings.

C. FIRE

C.1. EXISTING AND POTENTIAL FUTURE CONDITIONS WITH THE PROPOSED PROJECT

The Project Site is served by the Lake Mohegan Fire District (the “Fire Department”), which is a combination fire department, meaning that it is staffed by both career (on-duty) firefighters as well as volunteer firefighters. The Fire Department has 33 career fire personnel, and the volunteer membership is comprised of 66 active members, classified into one of three categories: Interior Firefighters (32); Exterior Firefighters (17); and Fire Police (17). Volunteers belong to the Mohegan Volunteer Fire Association.

The Fire Department provides fire, rescue, and emergency medical services to a 29-square mile area, which includes a population of approximately 42,000 residents. The coverage area includes Jefferson Valley, Mohegan Lake, Crompond, Shrub Oak, and portions of Cortlandt Manor, Lake Peekskill, and Yorktown Heights. The Fire Department also responds to emergency medical calls. The Mohegan Volunteer Ambulance Corps

provides medical transport, and outside agencies provide advanced life support (paramedics).

The Fire Department has four fire stations: (1) Headquarters, located at 1975 East Main Street, Mohegan Lake; (2) Jefferson Valley Fire Station, located at 500 Lee Boulevard, Yorktown Heights; (3) Furnace Woods Fire Station, located at 260 Croton Avenue, Cortlandt Manor; and (4) Hollowbrook Fire Station, located at 1130 Oregon Road, Cortlandt Manor.

The Fire Department's apparatus includes the following:

- Eight Fire Trucks (including one ladder truck and two pumpers)
- One Rescue Vehicle (Heavy duty utility)
- Four light duty vehicles (Ford Explorer's) for EMS calls.

Based on the information provided by Fire Chief Thomas Eade, in a letter dated November 14, 2023, the average response time of the Fire Department is four to eight minutes throughout its jurisdiction. However, owing to the close proximity of the Project Site to one of the Fire Department's substations, the Chief anticipates an "excellent response time" to the Project Site of "under four minutes" (see **Appendix D**).

In 2022, the Fire Department responded to 4,462 emergencies, comprised of 1,217 fire related emergencies, and 3,425 medical emergencies. As of the date of his response (November 14, 2023), the Chief noted that the Fire Department has responded to approximately 4,000 emergencies in 2023. From 2018 to the present, the Fire Department responded to a total of five calls at the Project Site; all were for fire alarms within the office buildings (there were no calls for medical emergencies).

The Fire Department participates in the Westchester County Mutual Aid Plan. That Plan includes "many surrounding agencies, both from Westchester and Putnam Counties, that would assist in a greater alarm event." The Chief notes that once the Project Site is developed, the Fire Department "would create a specific assignment for this site to pre-plan a response from our Mutual Aid partners to assist in larger scale emergencies."

C.2. FUTURE WITH THE PROPOSED PROJECT

With the Proposed Project, the Fire Department would continue to access the Project Site from East Main Street. The roadways within the Proposed Project would be designed to meet the operational requirements (e.g., width, turning, etc.) of the Fire Department and design would be coordinated with the Fire Department during final site plan review.

As a result of the Proposed Project, the population of the Town would be anticipated to grow by less than one percent. As with the potential increase in police demand as a result of the Proposed Project, Fire Chief Eade indicated that he anticipates that calls to the Proposed Project might occur at a higher rate than for non-age-restricted developments. To estimate the potential impact to the Fire Department as a result of the Proposed Project, the call history of the Trump Park Residences, a 141-unit age-restricted residential development located in the Town, was analyzed. Since 2018, the Fire Department has responded to approximately 145 incidents at the Trump Park Residences (both fire related and medical), the majority of which were for medical emergencies. This equates to approximately 0.18 incidents per unit per year. Applying this rate to the number of units included in the Proposed Project, it is anticipated that the Fire Department would respond

to the Proposed Project for fire and medical service a total of approximately 44 times each year; or approximately three to four calls per month.

In his correspondence, Chief Eade also indicates that to “adequately provide services to not only this proposed site, but to the remaining areas of our jurisdiction... it would be recommended that at least one additional firefighter be added... on a 24/7 basis... [necessitating] the hiring of four career firefighters/EMTs.” The Chief estimated that each firefighter, inclusive of benefits, would cost approximately \$200,000 per year. Although not directly necessitated by the Proposed Project, the Chief also indicated that the Fire Department’s ladder truck is approximately 20 years old, and that the Fire Department has to consider replacing the ladder truck, at a cost of approximately \$2,000,000.

C.3. MITIGATION MEASURES

The Proposed Project’s improvements would not be a unique construction or occupancy type in the Town, and on an already developed site. Further, and in accordance with Yorktown Town Code §130-2 (“Mandatory use of Sprinkler System”), the Proposed Project would be equipped with fire sprinkler systems, and the proposed development would be equipped with fire hydrants.

The Proposed Project will generate approximately \$98,150 per year in tax revenue for the Lake Mohegan Fire District. That tax revenue would be the Proposed Project’s fair share of the incremental additional costs potentially incurred by the Fire Department for up to four additional professional firefighters.

D. EMERGENCY MEDICAL SERVICES

D.1. EXISTING AND FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT

The Project Site is served by the Mohegan Volunteer Ambulance Corps of the Mohegan Volunteer Fire Association (the “Ambulance Corps”). The Ambulance Corps, comprised of volunteers, provides emergency medical services, including transport services, within a 42-square mile area that includes the Towns of Yorktown and Corlandt. The Ambulance Corps shares headquarters with the Fire Department at 1975 East Main Street, Mohegan Lake, and, according to its website, the Ambulance Corps responds to more than 3,000 calls annually.⁴ In the case of a medical emergency, career firefighters also respond (as discussed above, in Section C.1). Outside agencies provide advanced life support services (paramedics). The Applicant is not aware of any material changes planned in EMS services in the Future without the Proposed Project.

D.2. THE FUTURE WITH THE PROPOSED PROJECT

As with police and fire services, the Proposed Project would be anticipated to result in an increased demand for EMS services as compared to the demand generated by the office use on the Project Site. Similarly, given that the Proposed Project is an age-restricted (55+) residential community, it is likely that Proposed Project’s demand, while less than a comparably sized assisted-living facility, would be higher than a non-age restricted

⁴ <https://www.moheganvac.net/>

residential community. As described above, the Proposed Project is estimated to generate a combined fire and medical emergency demand of approximately 44 calls per year, or between three and four times per month.

D.3. MITIGATION MEASURES

The increase in demand for EMS services would be mitigated by both the increase in tax revenue to the Lake Mohegan Fire District discussed in Section C.3 above, as well as through insurance reimbursements and other fees paid for service.

E. PARKS, RECREATION AND OPEN SPACE

This section assesses the current availability of recreational facilities and open space within and proximate to the Project Site and the potential of those recreation and open space facilities to serve future residents of the Proposed Project. Based on this analysis, it is the Applicant's opinion that the Proposed Project would not result in a significant adverse impact on public or private, publicly accessible recreational facilities and open space resources in the Town. The Proposed Project would be designed to include recreation and open space resources for future residents.

E.1. EXISTING CONDITIONS

There are several public recreational facilities proximate to the Project Site, including: Donald J. Trump State Park, Shrub Oak Memorial Pavilion and Park, the Brian J. Slavin Aquatic Center, and the Links at Valley Fields (a Town-owned, par 3 golf course).^{5 6}

Donald J. Trump State Park is a 436-acre park that spans the Towns of Yorktown and Putnam Valley. The park is divided into two sections: the Indian Hill section, a 282-acre parcel north and east of the Project Site; and the French Hill section, a 154-acre parcel approximately five miles south of the Project Site. The Indian Hill section features a mix of forest, open meadows, and wetlands, and is improved with a small parking lot. However, although a few informal trails are present, there are currently no formal or maintained trails in the Indian Hill section.

The Shrub Oak Memorial Park is a Town park, located at 3800 Sunnyside Street, approximately ½-mile west of the Project Site. It is comprised of a playground, three tennis courts, a baseball field, and a skating rink. The park adjoins the Brian J. Slavin Aquatic Facility, which is a town facility consisting of a kiddie splash pool, children's interactive pool, diving pool, and 25-meter lap pool. The facility also includes restrooms, showers, changing areas, a snack bar, and a first aid station. The Shrub Oak Memorial Pavilion, dedicated by the Town Board in 2002 in memory of Town residents who lost their lives on September 11, 2001, is located on East Main Street next to the John C. Hart Memorial Library.

The Links at Valley Fields is a Town park, located at 795 U.S. Route 6, south of the Project Site. It is an Arnold Palmer-designed par 3 golf course catering to novice and experienced golfers. The facility includes a restaurant, the Tee Bar & Grille.

⁵ <https://www.yorktownny.org/community/parks-preserves-trailways>

⁶ <https://www.linksyorktown.com/about>

Farther from the Project Site, but within the Town, there are a variety of other public parks and recreational facilities. Franklin Delano Roosevelt State Park, comprised of approximately 960 acres, is centrally located in the Town and is approximately 5 miles south of the Project Site. The park includes trails, ball fields, a swimming pool capable of accommodating 3,500 users, playgrounds, picnic areas, and Mohansic Lake and Crom Pond (which provide fishing and boating opportunities to visitors—a boat launch and boat rentals are available to visitors).

Tom Diana Park at Granite Knolls Recreation & Sports Complex is a Town facility on 15 acres of the 125-acre Granite Knolls Park, approximately 2.5-miles south of the Project Site. The Recreation & Sports Complex includes two multi-purpose fields, a baseball field, restrooms, picnic areas basketball courts, pickleball courts, a pavilion, and an inclusive playground. The Town’s Willow Park is approximately 2.5-miles southeast of the Project Site and includes the Town’s tree nursery and a community garden. Woodlands Legacy Field Park is located on Strang Boulevard, approximately 2.5-miles south of the Project Site, and contains ballfields and hiking trails.

There are also a variety of trailways in the Town, including Mohansic Trailway and North County Trailway. Mohansic Trailway, which follows an abandoned rail bed, begins at the intersection of Downing Drive and Route 118 in Yorktown Heights and continues through Franklin Delano Roosevelt State Park to Mohansic Avenue East. Mohansic Trailway is suitable for walking and biking. Westchester County’s North County Trailway is a paved pedestrian/bicycle path located primarily along the former right-of-way of the Putnam Division of the New York Central Trailway. Approximately 5.5 miles of the trail (which covers 22.1 miles) are located in the Town.

Kitchawan Preserve, Teatown Lake Reservation, Turkey Mountain Nature Preserve, and Sylvan Glen Nature Preserve are also located within the Town. Teatown is a private, non-profit nature preserve comprised of 730 acres, including an education center and 14 miles of hiking trails. Kitchawan Preserve is located between N.Y.S. Route 134 and the Croton Reservoir, and includes over 6 miles of trails. Turkey Mountain Nature Preserve is a 125-acre preserve, owned by the Town and maintained by the Yorktown Land Trust. Sylvan Glen Nature Preserve is an approximately 350-acre wooded park approximately five miles southwest of the Project Site. The Sylvan Glen Nature Preserve includes trails of varying lengths that bring visitors to the site of old quarries and buildings, as well as a dog park.

E.2. THE FUTURE WITHOUT THE PROPOSED PROJECT

The Applicant is not aware of any material changes to public or private, publicly accessible parks and recreational resources anticipated to occur in the Future Without the Proposed Project.

E.3. THE FUTURE WITH THE PROPOSED PROJECT

The Proposed Project is anticipated to have a population of approximately 310 residents upon completion, which is less than one percent of the Town’s existing population of 36,424 (as of 2021).⁷ Therefore, while some additional demand on the Town’s existing

⁷ U.S. Census American Community Survey, 2017–2021 5-Year Estimates.

recreational resources may result from the Proposed Project, it is anticipated that the small incremental demand would be able to be accommodated by the Town’s existing resources.

As discussed in Chapter 1, “Project Description,” the Proposed Project will include a variety of on-site recreational resources designed to meet much of the demand generated by the Proposed Project’s residents. These resources include a pool, open space, tennis/pickleball courts, walking trails, and an exercise room. Passive open space would be provided in the form of open meadows surrounding the pond, as well walking and biking trails within the Project Site.

In the Applicant’s opinion, there would be no adverse impacts to Donald J. Trump State Park resulting from the Proposed Project. The Project Site is not visible from the trails within the nearby park (even in the leaf-off condition) (see Chapter 3, “Visual and Community Character”).

E.4. MITIGATION MEASURES

Owing to the small additional population anticipated to be generated by the Proposed Project, the resident age restriction, and the on-site recreational amenities, the Proposed Project is not anticipated to have an adverse impact on parks, recreation, and open space in the Town. Therefore, no mitigation measures would be required.

F. SOLID WASTE AND RECYCLING

F.1. EXISTING CONDITIONS

The Town oversees sanitation, solid waste and recycling services through the Department of Refuse and Recycling. In the Town, garbage and recycling service is handled by an outside contractor and paid for by special assessment paid to the Town’s Refuse District. Presently, the Project Site uses private carting services.

According to the 2021 Annual Report issued by the Westchester County Department of Environmental Facilities (Refuse & Recycling Division),⁸ the Town collected 44,159 tons of solid waste in 2021, including 29,681 tons of recycled waste, and 14,478 tons of disposed waste. This equates to a recycling rate of 67 percent for the municipally collected waste.

F.2. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the Proposed Project, the existing office buildings would remain, and the demand for solid waste and recycling services generated by the Project Site would not change. There are no anticipated changes to the Town or Westchester County solid waste and recycling handling and disposal practices and facilities in the future without the Proposed Project.

⁸ https://environment.westchestergov.com/images/stories/pdfs/2021_Annual_Report_7-28-22_Good_-_Copy.pdf

F.3. THE FUTURE WITH THE PROPOSED PROJECT

With an estimated population of 310 residents, it is anticipated the Proposed Project would generate approximately 2.64 tons of solid waste per week.⁹ Waste and recycling generated by the Proposed Project would be collected by a private carting company contracted directly with the property management. Residents would be responsible for taking their solid waste and recycling to collection rooms within the residential buildings, or, for those residing in smaller buildings, placing it outside the building for curbside pick-up on collection days.

For the gathering of waste and recycling generated by the Proposed Project, private haulers would enter the Project Site and access the designated pick-up areas at each building. Preliminary turning diagrams for solid waste and recycling pickup vehicles are provided in **Appendix I**.

F.4. MITIGATION MEASURES

As private carters would collect waste and recycling generated by the Proposed Project, the Proposed Project would not result in an increased demand on municipal waste and recycling collection services, and no mitigation measures would be required. *

⁹ *CEQR Technical Manual* (https://www.nyc.gov/assets/oec/technical-manual/14_Solid_Waste_2021.pdf). An individual resident would be anticipated to generate 17 pounds (0.0085 tons) of solid waste per week.