



# III.K

## Community Services and Facilities

### 1. Existing Conditions

#### Police Services

The Project Site is within the service area of the Suffern Police Department (SPD). The SPD office is located at 61 Washington Avenue in Suffern, approximately 1.3 miles driving distance from the Project Site, and serves the approximately 12,000 residents who reside in the Village.<sup>1</sup> The SPD contains a Patrol Division, Detective Bureau, K-9 Unit, Bicycle Patrol, DARE Unit, and a Community Policing Unit.

Correspondence was sent to the SPD on July 28, 2022, requesting information regarding personnel, response time to the Project Site, equipment, number of calls, and additional information the SPD believes would be of assistance in the preparation of the DEIS and in determining sufficient access for police protection (**Appendix O**). A response to this request was received on August 24, 2022 from Chief Andrew Loughlin. The response indicates that the SPD currently employs 22 full-time police officers, six part-time police officers, and various civilian staff members.

SPD equipment includes 16 marked and unmarked police and special purpose vehicles, a UAV drone, and K9 Unit. The Department received 7,625 calls for service in 2020; 9,704 calls for service in 2021; and is on pace to receive a total of 10,500 calls for service in 2022. Call types vary, but generally include motor vehicle accidents, domestic disputes, disorderly persons, burglary, assault, medical calls, 911 calls, civil disputes, hazardous conditions, larcenies, missing persons, noise complaints, and welfare checks, among others. Response times may vary, but the average response time to emergency calls for service is under two minutes.

#### Fire Services

The Project Site is within the service area of the Suffern Fire Department, (SFD). The SFD is an all-volunteer organization with two separate companies. The Suffern Hook and Ladder Co #1 is located at 143 Lafayette Avenue, approximately 1.1 miles driving distance from the Project Site, and provides

<sup>1</sup> <https://suffernny.gov/police-department/>

ladder and heavy rescue services. The Suffern Hose Co #1 is located at 35 Washington Avenue, 1.4 miles driving distance from the Project Site.

Correspondence was sent to the SFD on July 28, 2022, requesting information regarding personnel, response time to the Project Site, equipment, number of calls, and additional information the SFD believes would be of assistance in the preparation of the DEIS and in determining sufficient access for fire protection (**Appendix O**). A response to this request was received on September 19, 2022, from Chief Jeremy Kaufer. The response indicates that the SFD currently has 115 rostered volunteer members, of which approximately 50 are active in firefighting duties.

The SFD fleet of vehicles includes the following: three Chief Response Vehicles; three fire engines; two aerials; one rescue vehicle; two utility vehicles; two specialized vehicles with a firefighting pump and rescue sked; and one fire boat. The estimated response time for a Chief to arrive at the Project Site is four to six minutes, with apparatus arrival soon thereafter.

Total calls for service included 347 calls in 2019, 337 calls in 2020, and 322 calls in 2021.

## EMS and Healthcare Facilities

Until recently, the Project Site was within the service area of the Ramapo Valley Ambulance Corps (RVAC), which provided Emergency Medical Services (EMS) to the Project Site. The RVAC was a volunteer organization with five ambulances and one flag car, and had a service area of approximately 34.5 square miles, including Suffern and Montebello. However, recent developments within the Town of Ramapo indicate that EMS service on the Project Site would be shifted to two other volunteer ambulance corps, the Spring Hill EMS and William P. Faist Ambulance Corps.<sup>2</sup>

Correspondence was sent to the Spring Hill EMS and William P. Faist Ambulance Corps on August 23, 2022, requesting information regarding personnel, response time to the Project Site, station locations, hospital and medical facilities, and additional information that would be of assistance in the preparation of the DEIS and in determining sufficient EMS response (**Appendix O**). Follow up correspondence was sent on December 20, 2022. To date, no response has been received. Additional information regarding EMS services will be provided once received from the Spring Hill EMS and/or William P. Faist Ambulance Corps.

The nearest healthcare facility to the Project Site is Good Samaritan Hospital, located at 257 Lafayette Avenue, approximately 0.4 miles driving distance to the Project Site. Good Samaritan Hospital provides emergency services, among other medical services, and is part of the Westchester Medical Center Health Network.

## Recreational Facilities

The Village of Suffern Recreation Department is located on the top floor of Suffern Village Hall, located at 61 Washington Avenue. The Recreation Department maintains the following recreational resources:

- › Suffern Memorial Pool (50 Memorial Drive) – pool open to village residents from June to September
- › George J. Parness Suffern Community Center (41 Washington Avenue)

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<sup>2</sup> <https://www.lohud.com/story/news/local/rockland/2022/08/16/ramapo-valley-ambulance-corps-defunded/65406353007/>

- › Suffern Baseball Complex (87 Chestnut Street) – four baseball fields, including the facilities for Suffern Little League
- › Donna Hallet Park (86 Lonergan Drive) – basketball courts, open field
- › Brooklands Park (7 Brooklands Drive) – basketball courts, children’s playground, baseball field
- › Avon Park (41 Washington Avenue) – walking paths and gazebo
- › Andrew C. Haggerty Park (38 Chestnut Street) – children’s playground
- › Dave Clifford Memorial Park (123 Washington Avenue) – walking paths and seating

The Town of Ramapo also operates one park located in the Village of Suffern, including:

- › Bon-Aire Park (Campbell Avenue and Bon-Aire Circle) – two tennis courts, basketball courts, bocce courts, and a children’s playground

The local parks and recreation resources closest to the Project Site are Brooklands Park and Bon Aire Park. The Project Site is also located in proximity to Harriman State Park, with a trailhead located to the west of the Project Site along Route 59. Harriman State Park is the second-largest park in the New York State parks system, providing significant hiking and other recreational opportunities to nearby residents and visitors. The nearest County parks to the Project Site is Kakiat Park, a 376-acre hiking area located to the north in Montebello.

## Solid Waste

The Project Site is vacant under existing conditions, and therefore does not generate solid waste. Generally, commercial solid waste and recycling services are provided by private contractors.

## 2. Potential Impacts

### Police Services

The Proposed Action is expected to introduce approximately 400 full-time and 50 part-time new employees to the Project Site. The introduction of a new employment center at the Project Site is expected to result in increased demand for police protection services. In email correspondence received from Chief Andrew Loughlin from the SPD dated August 24, 2022, Chief Loughlin stated that “a warehouse facility of this size will likely increase the calls for service and total workload for the police department. I would expect a heavy commercial vehicle volume increase, as well as general calls for service including motor vehicle accidents, medical calls, alarms, etc.” (**Appendix O**).

The Proposed Project would incorporate features to increase site safety and reduce demand for police protection, including outdoor lighting; on-site security measures such as security cameras installed throughout the proposed development, security gates at the site entrances, exterior lighting, and key card access to all buildings, and an internal circulation design to minimize collisions.

Gates may be used as a security measure for the tenant on the site to control access to the campus buildings. Some tenants may put a gate at the property line while others may gate the truck courts specifically to secure product. Old Mill Road is currently owned by the NYSTA, and the current facility operates within a right-of-way. If access to Old Mill Road is no longer feasible, gates may be installed from the northerly property boundary. On Hemion Road, gates may be utilized; however, this is up to the eventual tenant’s discretion.

Additionally, as detailed in **Chapter III.M, Fiscal Impacts**, the Project Site would generate taxes for the applicable taxing districts including the SPD. It is expected that the increased tax revenues generated by the Proposed Action would offset any incremental increased costs for police protection services by the SPD. Therefore, it is the Applicant's belief that no significant adverse impacts on police services are expected due to the Proposed Action.

## Fire Services

The introduction of new employees and activity to the Project Site is expected to result in increased demand for fire services. The Proposed Project would be designed to provide adequate site access to fire apparatus and emergency response vehicles. Primary access to the Project Site would be provided from Old Mill Road. This access road would be compliant with the dimensional requirements, regulations and standards for firefighting equipment and emergency service vehicle access, and full vehicular circulation would be provided throughout the Project Site. Additionally, the proposed buildings would be constructed to meet the latest New York State Uniform Fire Prevention and Building Code and would be equipped with sprinklers and fire alarms.

The Applicant has met with the SFD to discuss the Proposed Action and is continuing to work with the SFD to ensure concerns regarding the Proposed Action are addressed in the final design and operations. Due to the location of the Proposed Project being directly above the Ramapo River Basin Aquifer, the site is anticipated to have sufficient water pressure in the scenario of a fire. As a result, a fire tank and pump building will not be necessary for the Proposed Project Site. In addition, in their response dated September 19, 2022 (**Appendix O**), the SFD stated that one of the existing aerial apparatuses would not meet the needs of the proposed facilities due to fire-pump capacity and other limitations. The Applicant and the Applicants engineer met with Suffern Fire Department Chief Jeremy Kaufer on October 7, 2022 to review the proposed project. The Applicant will continue to coordinate with the Suffern Fire Department as the site plan process progresses. The Applicant would design the fire suppression system in coordination with the SFD to ensure all of the fire response needs are met and the implementation of any site improvements, including the location of noise barriers, allow for easy access throughout the circulation of site. The final design would be approved during site plan review.

Additionally, as detailed in **Chapter III.M, Fiscal Impacts**, the Project Site would generate taxes for the applicable taxing districts including the SFD. It is expected that the increased tax revenues generated by the Proposed Action would offset any incremental increased costs for fire protection services by the SFD. Therefore, it is the Applicant's belief that no significant adverse impacts on fire services are expected due to the Proposed Action.

## EMS and Healthcare Facilities

Correspondence was sent to the Spring Hill EMS and William P. Faist Ambulance Corps requesting information regarding personnel, response time to the Project Site, medical facilities, and additional information these organizations believe would be of assistance in the preparation of the DEIS (**Appendix O**). As indicated above, no response has been received to date.

The introduction of new employees and activity to the Project Site is expected to result in increased demand for emergency medical services. The Proposed Project would be designed to provide adequate site access to emergency response vehicles, as detailed above.

Good Samaritan Hospital, which is located just south of the Project Site, has 370 beds and serves all of Rockland County as well as southern Orange County and northern Bergen County in New Jersey. The new worker population on the Project Site would be a small percentage of the existing population served by Good Samaritan Hospital and other nearby healthcare facilities and as such, there would be no significant adverse impacts as a result of the Proposed Action.

## Recreational Facilities

The nature of the Proposed Project as a warehouse and logistics center would not generate significant new demand on local recreational facilities. There would be no new residential population on the Project Site, which is the population that would most heavily make use of nearby recreational resources. The nearest park to the Project Site, Brooklands Park, is not within walking distance of the Project Site, and therefore is not likely to be utilized by the future worker population during work hours. It is anticipated that any additional demand for recreational resources generated by the future worker population before or after work hours could be accommodated by the existing recreational facilities detailed above. In addition, as detailed in **Chapter III.M, Fiscal Impacts**, the Project Site would generate taxes for the applicable taxing districts responsible for nearby recreational facilities, including the Village of Suffern, Town of Ramapo, and Rockland County. Therefore, it is the Applicant’s belief that no significant adverse impacts on recreational facilities are expected due to the Proposed Action.

## Solid Waste

The Proposed Action would introduce up to 1,221,800 square feet of new warehouse construction at the Project Site, which is expected to result in a substantial increase in solid waste generation. As shown in **Table III.K-1** below, the Proposed Project would be expected to generate approximately 24,436 pounds of solid waste per day (372 tons per month) at full occupancy.

**Table III.K-1 Projected Solid Waste Generation**

Classification	Factor	Square Feet	Solid Waste Generation
Warehouse	2 lbs. per 100 sf per day <sup>1</sup>	1,221,800	24,436 lbs./day
<b>Total (tons/month)</b>			<b>372 tons/month</b>

<sup>1</sup> Salvato, et al., Environmental Engineering (2003), Table 5-3.

As the proposed development consists of a warehousing and logistics center use, the Proposed Project would not be eligible for municipal collection service. Therefore, solid waste would be carted off-site via private carter contracted by the Applicant. Solid waste would be source-separated or comingled depending on the requirements of the hauler, transported off-site, and disposed of according to all applicable local and state regulations. Therefore, no significant adverse impacts related to solid waste are anticipated.

In 2018, the United States Environmental Protection Agency (EPA) identified that the total generation of solid waste for the country was approximately 292.4 million with approximately 69 million tons recycled.<sup>3</sup> Using that ratio of recycled materials to solid waste collected, it is estimated that the

<sup>3</sup> United States Environmental Protection Agency. *The Current National Picture*. Available at: National Overview: Facts and Figures on Materials, Wastes and Recycling | US EPA. Accessed August 2022.

Proposed Project would generate approximately 87.8 tons/month of recyclable materials out of the total 372 tons/month of solid waste produced. The Applicant will promote recycling throughout the Proposed Project buildings to reduce the volume of refuse as much as possible.

### 3. Mitigation Measures

#### Police Services

The Proposed Action is not expected to result in significant adverse impacts to police services; therefore, no mitigation measures beyond those already incorporated into the Proposed Action are proposed. These measures would include outdoor lighting; on-site security measures; and an internal circulation designed to minimize collisions.

#### Fire Services

The Proposed Action is not expected to result in significant adverse impacts to fire services; therefore, no mitigation measures beyond those already incorporated into the Proposed Action are proposed. Based on initial discussions, a fire tank and fire pumps may be required on-site for the proposed buildings to supplement the fire suppression needs for the buildings. The final fire suppression system will be approved during site plan review.

#### EMS and Healthcare Facilities

The Proposed Action is not expected to result in significant adverse impacts to EMS or healthcare facilities; therefore, no mitigation measures beyond those already incorporated into the Proposed Action are proposed.

#### Recreational Facilities

The Proposed Action is not expected to result in significant adverse impacts to recreational facilities; therefore, no mitigation measures are proposed.

#### Solid Waste

Solid waste generated by the Proposed Project would be carted off-site via private carter contracted by the Applicant. Solid waste would be source-separated or comingled depending on the requirements of the hauler, transported off-site, and disposed of according to all applicable local and state regulations. Potential trash compactor locations have been identified on the Site Plans at opposite ends of each loading zone. Solid waste will be compacted and stored in the compactors to reduce the volume of waste and negative visual appearance of collected waste. The compactors are in easily accessible locations for collection which will lead to efficient removal of solid waste. Therefore, no significant adverse impacts related to solid waste are anticipated, and no mitigation measures are proposed.