

K. COMMUNITY FACILITIES AND SERVICES

1. Police/Fire/Emergency Services

a. Existing Conditions

Police and Security Services

The City of Yonkers provides police protection to the Cross County Shopping Center through its field services bureau. According to the City of Yonkers Municipal Budget (Fiscal Year 2004), the Yonkers Police Department is divided into two bureaus, Support Services and Field Services. The Support Services Bureau provides the support necessary to respond to the public's needs and inquiries; plans the direction of the Police Department; and coordinates the Department's legal issues and relationships with the process. The Field Services Bureau represents the Patrol Force. This is the most "direct to the public" police function provided by the Department. The services include radio car patrol, response to crimes in progress, emergency calls to serious motor vehicle accidents, as well as preventive patrol and foot patrol officers. The Field Services Bureau conducts the daily business of the four precincts, Inspectional Services Division, Special Operations Program, Emergency Service Unit, Detective Division, Narcotics Unit, Criminal Identification Unit and Forensic Science Laboratories.

The Yonkers Police Department serves a residential population of 198,000 in addition to a substantial daytime and evening labor force population. According to the City of Yonkers Police Department, 98 percent of the Yonkers Police Department operations budget was attributable to personnel costs in the form of officers responding to emergency and non-emergency calls for service. The Field Services Bureau encompasses four Yonkers Police precincts including the uniformed patrol officers and the Special Operations Division. There are a total of 7 captains, 19 lieutenants, 36 sergeants, and 338 police officers and 2 civilian

employees assigned to the field service bureau, which makes up 2/3 of the department's manpower.

The Cross County Shopping Center site is located within the 2nd Precinct, which is based at 441 Central Park Avenue. The 2nd Precinct personnel includes 1 captain, 3 lieutenants, 7 sergeants, 32 police officers and 1 garage attendant. The precinct is divided into 5 patrol centers along with 3 foot posts, which cover Yonkers and Central Avenues, Yonkers and Kimball Avenue and McLean and Kimball Avenues. Police service is provided 24 hours a day by uniformed officers, supervised by a uniform patrol sergeant.

The Cross County Shopping Center is currently patrolled by a private security staff managed by the Brook Shopping Centers LLC. The security office on the Cross County Shopping Center site is located at 6K Mall Walk. Mr. Ron Bodolato heads this uniformed security protection which includes a 28 full-time security guard staff with 4 available vehicles which provide a 7 day, 24 hour a day protection. The usual manpower for each shift consists of 4 uniformed security guards. This security staff monitors the complex for vandalism, car theft, shoplifting, harassment, medical emergencies, etc. There are currently no security cameras in use on the site.

The Cross County Shopping Center Crime Reports were obtained for the time period 10/03/2004 to 01/06/2005 from Mr. Ron Bodolato, head of security for Brook Shopping Center, LLC which provides this service for the Cross County Shopping Center. The security office receives these crime reports from the Yonkers Police Department on a quarterly basis. According to these records, as well as discussions with Ron Badolato, the majority of these calls are of the minor variety such as shoplifting, injury, loss of property, disabled vehicle, and need for assistance. Many of the individual items on these crime reports reflect 911 calls not reporting an incident, such as residential or business hang-ups, open lines, to hang ups from pay phones. The reported incidents for the most part are minor in nature and not of the serious variety.

An updated series of Cross County Crime Reports were obtained covering the time period 01/07/2005 to 04/18/2005, from Ron Bodolato. These reports are similar to the previously examined reports in that the calls received by the Yonkers Police Department for address 800 Central Park Avenue (Cross County Shopping Center) included concerns such as shoplifting, lost property, 911 call, injuries, need for assistance, lost child and ambulance required. These reported incidents for the most part are minor in nature and not of the serious variety.

The majority of alarm activations within the site are handled by the individual security company such as ADT Security, Wachovia Security, CC Security or Macy's Security Department.

Any automobile service such as towing or emergency repairs is currently handled by Affordable Towing, 105 Fullerton Avenue, Yonkers, NY, (914) 968-7418.

Fire Protection

Fire protection services are provided by the City of Yonkers Fire Department. The fire fighting division of the department is responsible for the control and extinguishment of fires, providing emergency medical services, for handling hazardous material incidents and for rescue services. This division of the department also provides service to the public for non-emergency incidents such as flooded basements, water leaks and lockouts.

Organization & Staffing – The Fire Department Administration consists of the Commissioner, three Deputy Commissioners, and a small core of administrative staff. The Commissioner is responsible for the overall management of the Department and sets Policies, Standards and Procedures. There are currently 429 total personnel. The Commissioner administers the three primary missions of the Department: Fire Prevention, Fire Suppression and Fire Investigation with each under the command of a Deputy Commissioner. Additionally, the Commissioner

and Deputy Commissioners are on call for greater alarm fires. The Department's Business Office is responsible for payroll and pension actions, purchasing, and payments. There are four Divisions in the Fire Department, each of which performs specified duties. Fire Fighting Division (with 19 Companies), Training Division, Fire Prevention and Fire Investigation.

Description of Programs and Services – According to the Yonkers Fire Department, each year the Yonkers Fire Department responds to over 13,000 alarms to provide emergency medical care, control of hazardous materials incidents, technical rescue and fire safety education.

The City of Yonkers and the Fire Department established the "First Responder Program" to expedite emergency care to those in need by sending the neighborhood fire company along with the City-contracted ambulance.

Based on the current configuration of firehouses strategically located throughout the city, a fire unit is typically on the scene within approximately four minutes in order to respond to fire emergencies and medical emergencies, such as patients experiencing heart failure or breathing problems. Yonkers firefighters are trained in a wide variety of life saving and rescue skills to enable the department to respond to many types of non-fire emergencies such as medically related incidents, including:

Hazardous Materials Incidents and Chemical Spills

Building Collapse

Accident Victim Extrication

High Angle Rescue

Confined Space Rescue

Public Utility Emergencies

Fire Prevention and Education

The fire fighting division is separated administratively into two geographic conditions, east and west. The proposed project is serviced by the west division, which consists of 5 assistant chiefs, 14 captains, 33 lieutenants and 151 fire fighters. As mentioned previously, fire stations are located strategically throughout the City so that a fire unit can respond within four minutes. Two fire stations are located nearby the Cross County Shopping Center site. Station 13 is located at 340 Kimball Avenue and Station 7 is located at 441 Central Park Avenue. Table IV.K-1 below provides a description of the facilities and staff available at each of these facilities. A fire flow test was conducted on November 18, 1999 by the City of Yonkers Water bureau on the 16 inch water main on Kimball Avenue. The results of this test yielded a flow of 450 gpm at 54 psi static and 3,069 gpm at 20 psi residual.

Table IV.K-1
Existing Fire Fighting Resources
in Vicinity of Cross County Shopping Center

Station 13 340 Kimball Avenue		
Company	E13	L73
Type	Engine	Aerial Ladder
Description	1992 Mack Engine 350 HP 1000 gpm 2 stage centrifugal pump	1989 Seagrave Rear Mount Working Height 100 feet Detroit Diesel 6 cyl., 12.7 L., 774 cu. in., 490 h.p.
Personnel	43	
Station 7 441 Central Park Avenue		
Company	E307	
Type	Engine	
Description	1990 Mack Engine 350 HP 100 gpm 2 stage centrifugal pump	
Personnel	22	

Budget and Operations – Fire protection services in the project area are provided by the Yonkers Fire Department. Based on a review of the City of Yonkers Adopted Budget (Fiscal Year 2004) and other data provided by the Yonkers Fire

Department, the current budget and operations of the Fire Department is as follows:

Yonkers Fire Department Budget and Operations – FY 2004

	<u>Total</u>	<u>% of Ttl</u>
Fire Administration	\$ 1,261,315	2.8%
Firefighting	\$ 41,832,540	93.6%
Fire Communication	\$ 173,070	0.4%
Fire Prevention	\$ 1,414,426	3.2%
	<hr/> \$44,681,351	
		<u>% of FTE¹</u>
Total Salaries & Other Compensation	\$43,996,504	98%
Total Current FTE's	429	
Avg. Salary & Fringes Per FTE ¹	\$102,556	
Current City of Yonkers Population	198,000	
Ratio of Residents to Fire Staff	462:1	
Projected City of Yonkers Population	199,200	
Ratio of Residents to Fire Staff	464:1	

¹ Includes salaries, temp services, contractual benefits, terminal leave, clothing allowance, holiday pay, night differential, incentive-sick leave reduction, and over-time wages.

Note: "FTE" is a Full-Time Equivalent staff position based on 2,080 work hours per year.

Source: City of Yonkers, NY and Economic Research Associates, 2003

Yonkers Fire Department – Existing Facilities Inventory

Fire Station	Address	Year Constructed	Personnel	Station Type	Description of Staff/Equipment
Headquarters	5-7 New School St.	1927	44	Tower Ladder	Heavy Rescue
Station 3	96 Vark St.	1972	31	Engine	Assistant Chief
Station 4	36 Radford St.	1916	44	Engine	Aerial Ladder
Station 6	81 Oak St.	1902; Reconstructed 1962	22	Engine	1992 Mack Engine-350 HP 1000 gpm 2 stage centrifugal pump
Station 7	441 Central Park Ave	1931		Engine	Fire Investigation Unit – The office of the F.I.U. (Arson) are located on the 2 nd Floor of Station 7
Station 8	571 Warburton Ave.	1980	22	Engine	Uniformed Fire Officers Association- The offices of U.F.O.A., the organization which represents the Department's Supervisory Officers, are located on the 2 nd Floor of Station 8.
Station 9	53 Shonnard Pl.	1932	44	Engine	Aerial Ladder
Station 10	573 Saw Mill River Rd.	1906	22	Engine	
Station 11	433 Bronxville Rd.	1921	22	Engine	
Station 12	75 Fortfield Ave.	1930	52	Engine	Tower Ladder- Assistant Chief, Battalion 2
Station 13	340 Kimball Ave.	1956	44	Engine	Aerial Ladder
Station 14	2187 Central Park Ave	1958	43	Engine	Aerial Ladder-1994 Sutphen Engine – 100 gpm 2 stage centrifugal pump; 1998 Seagrave Rear Mount – Working Height 100 feet; Detroit Diesel 6 cyl., 12.7 L., 774 Cu. in., 470 h.p.
Total			412	11	

Source: City of Yonkers and Economics Research Associates, 2003

Emergency Services

Emergency Medial Services – Since 1985, ambulance and other emergency services are dispatched by the Yonkers Fire and Police Services through an exclusive outsourcing contract with Empress Ambulance Services, a private for-profit operation. Empress Ambulance Service's headquarters is located at 722 Nepperhan Avenue in downtown Yonkers. The service is staffed with over 250 employees and a fleet of more than 50 ambulances and paramedic fly cars. In the City of Yonkers, Empress Ambulance Services answers 16,000 "911" calls for service annually. The "911" emergency calls are initially answered by the Yonkers Police Department with caller information forwarded to the Empress communications center. Empress dispatchers send the closest appropriate ambulance units to the location and also contact the caller to provide pre-arrival instructions. The average response time for calls for service is as little as four minutes, but no more than six minutes. These services are performed via an outsourcing contract at no cost to the City of Yonkers. The method of assessment of emergency medical services fees is determined on an individual basis, depending on the services needed. The costs are borne by the patient via an insurance intermediary, if applicable.

Besides outsourcing emergency service to Empress Ambulance Services, the Yonkers Police Department staffs a full time emergency service unit (ESU) that is trained and equipped to respond to medical, rescue and technical emergencies. ESU crews are on duty 24 hours a day, 7 days a week. All ESU members are trained and certified as emergency medial technicians. The Yonkers Fire Department also responds to emergencies through the first responder program.

b. Potential Impacts

Police and Security Services

The Cross County Shopping Center development is not expected to have any significant impact on police resources. Calls might perhaps be expected to increase in proportion to the increase in proposed square footage, which would be an increase of approximately 19%. The police currently provide patrol coverage for this existing shopping center.

The Cross County Shopping Center besides being patrolled by the Yonkers Police Department is also currently and will continue to be patrolled by a private security staff managed by Brook Shopping Centers LLC. The security office on the Cross County Shopping Center site is located at 6K Mall Walk. The Chief of Security is Mr. Ron Badolato who heads a staff of 28 people with access to four vehicles. The security guard service is provided 7 days a week, 24 hours a day. There are usually 4 guards for each shift time period. Even if there is a slight increase in the number of calls at the shopping center, there should be no significant impact on security or police resources.

The cumulative effect of the proposed developments at Yonkers Raceway and Ridge Hill, will result in an increase in the need for police services. The area of the proposed Ridge Hill Development is in a different precinct from the Cross County Shopping Center, the First Precinct. The Precinct currently has a residential population of 42,000 people. It is estimated that the residential population generated by this development will be approximately 1,200 people, a 3% increase for the Precinct's total population. It is estimated that the daily employee and visitor populations will increase this population. Consequently, it is anticipated that this development will increase the number of responses by the First Precinct.

Add the Ridge Hill Development with the significant increase of patrons at Yonkers Raceway and it is obvious the existing police services will not be adequate to meet these project's on-site demands for police coverage due to the anticipated increase in calls for service and patrol sector activity. These increases would potentially impact the capacity of police station operations, personnel and equipment.

At this time it is unknown if the private security provided by Ridge Hill or Yonkers Raceway will be the primary responders to minor alerts, such as alarms. It is also unknown the amount and type of private security which will be provided by the Ridge Hill Development or Yonkers Raceway and what the hours of operation will be.

Fire Protection

The renovated Cross County Shopping Center, taken by itself, is not expected to have any significant impact on the City of Yonkers Fire Protection Resources. Sprinklers, as required by the City, would provide an early response to fire conditions as well as smoke detectors to provide timely alarm reporting to the Yonkers Fire Department. Adequate fire protection will be provided with installation of necessary additional hydrants around and within the site.

The cumulative impact of Ridge Hill Development and Yonkers Raceway will result in an increase in the need for fire department services. Based on discussions with the Yonkers Fire Department and utilizing comparative statistics from similar developments (using local examples such as the Austin Avenue development), and national standards established by the National Fire Protection Association, these projects may result in the following impacts:

- 1) Based on industry standards and current ratings established by the National Fire Protection Agency and the New York State Insurance Association, the City of Yonkers Fire Protection rating is currently considered to be at a minimally

acceptable level. Upon completion of the Yonkers Raceway and Ridge Hill Developments, the Fire Department will request that the above Agencies conduct an evaluation of the City of Yonkers fire protection capabilities to update the City's fire protection rating. If there are no increases in the current City of Yonkers Fire Department staffing and equipment, there is the potential for the Proposed Action's to result in a reduction of the fire protection rating to an "unacceptable" level if the additional workload results in diminished emergency response times to greater than four to six minutes.

- 2) Given that 98 percent of the Yonkers Fire Department operations budget is attributable to personnel costs, the need for additional staffing is one of the potential impacts resulting from these projects. It follows that the cumulative impact of development at both Yonkers Raceway and Ridge Hill Development is likely to have an effect on the Suppression & Emergency Response Services (the division that houses active firefighters). Based on prior experience with other commercial development in Yonkers such as the Austin Avenue development, there will also be an increase in the normal construction and ongoing fire protection inspections for the proposed developments.

Emergency Services

The Cross County Shopping Center is not expected to have any significant impact on the emergency medical services' ability to provide service. The cumulative impacts of Ridge Hill Development and Yonkers Raceway will require additional emergency medical service responses, reflecting the additional population coverage.

c. **Mitigation Measures**

Police and Security Services

The Cross County Shopping Center is expected to have a slight impact on the resources of the Yonkers Police Department. The shopping center is being enlarged by approximately 19%, and should attract more people due to its upgrade. The cumulative impact of the Ridge Hill Development and the Yonkers Raceway Development are anticipated to be more substantial and require increases in Police station operations, personnel and equipment.

A new security control station will be installed as part of the Cross County Center renovation. In addition, a video security surveillance system will be installed with the renovation of the Shopping Center, which will help serve as a crime deterrent and enable the on-site security personnel to react quickly to any incidents that might occur.

Since the Cross County Shopping Center project is not expected to have any significant need for additional fire protection resources, no mitigation is deemed necessary for the Shopping Center itself. As described earlier the cumulative impact of development at both Yonkers Raceway and Ridge Hill Development will most likely require mitigation measures.

A mitigation for fire protection will be the construction of all new and renovated buildings according to current building and fire code requirements of the City of Yonkers and NY State.

Based on discussions with Express Medical Services, Mr. Daryn Baia of the Empress Operations Department anticipates no significant impact of the Cross County Shopping Center redevelopment on the capacity to deliver service. Empress Emergency Medical Services monitors monthly call volumes on a regular

basis and adjusts their staffing to accommodate any spikes in activity. If there is an increase in call volume, Empress Emergency Medical Services will increase their staffing to accommodate the need for additional capacity, at no cost to the City of Yonkers.

The cumulative impacts of Ridge Hill Development and Yonkers Raceway on the emergency medical services may make it necessary to increase personnel and equipment reflecting the additional population coverage. Empress Emergency Medical Services will increase staff as necessary, at no cost to the City of Yonkers.

2. Solid Waste

a. Existing Conditions

The City of Yonkers does not provide solid waste pickup and disposal for the businesses within the Cross County Shopping Center site. The businesses are serviced by private carters. The office building (Building 6) within the complex has two (2) six cubic yard dumpsters which provide garbage storage for their needs. The individual garbage containers which are found throughout the common areas of the site are emptied into a 20 yard open top dumpster located in the maintenance shed area. Waste Management, Inc. in turn services this 20 yard dumpster located in the maintenance shed area on a regular basis.

b. Potential Impacts

Solid waste that is generated by the project will be collected by a private carter as is currently the case within the shopping center complex. Since the project's building space is anticipated to increase by approximately 19%, it is projected that the solid waste generated will also increase by approximately this amount. This may increase frequency of dumpster pickup, but these adjustments can be made as necessary.

c. **Mitigation Measures**

Solid waste produced by the Cross County Shopping Center will continue to be collected by a private carter. All dumpsters associated with new construction will be screened and sited in conformance with City of Yonkers requirements.