

APPENDIX I
Correspondence

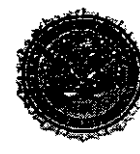


Drug Unit Commanders Academy
Session 54

Police Department Town of Orangetown Headquarters One Police Plaza Orangeburg, N.Y. 10962



FBI National Academy
Session 171



FBI Law Enforcement Executive
Development Seminar # 46

Office (845) 359-3726
FAX (845) 359-3721

Kevin A. Nulty
Chief of Police

Blauvelt * Grandview * Nanuet * Naurashaun * Nyack * Orangeburg * Palisades * Pearl River * Snedens Landing * Sparkill * Tappan * West Nyack

December 31, 2008

Ms. Jill Gallant, Senior Planner
Saccardi & Schiff
445 Hamilton Avenue, Suite 404
White Plains, NY 10601

RE: RPC – Environmental Impact/Public Safety

Dear Ms. Gallant,

This letter will acknowledge receipt of your correspondence in which you request information concerning the potential impact to police services that the proposed 80 acre redevelopment of the town owned property formerly owned by the State of New York as part of the Rockland Psychiatric Center.

The entire redevelopment area is in the jurisdiction of the Town of Orangetown Police Department. The Town of Orangetown Police Headquarters is at 1 Police Plaza (also known as 26 Orangeburg Road) in Orangeburg, NY. The Town of Orangetown Police Department has an authorized strength of 90 sworn police officers and 10 civilian employees.

The Patrol Officers of Town of Orangetown Police Department are the first responders for all emergency calls occurring within the unincorporated areas of the town. This includes all emergency medical calls for three (3) volunteer EMS agencies and all fire department responses for six (6) volunteer fire agencies. The proposed development area falls within the Orangeburg Fire District and the response area of the South Orangetown Ambulance Corps.

Our current minimum staffing is nine (9) police officers, two (2) supervisors and one (1) radio operator per shift. The personnel are allocated as follows: the Patrol Supervisor is responsible for a minimum of eight (8) police officers who are assigned to single officer patrol posts and the Headquarters Supervisor is responsible for one (1) police officer and one (1) radio operator who are assigned to headquarters. The Department operates on three (3) – eight-hour shifts per day. Any officers in addition to the minimum standard are assigned to directed patrol functions throughout the community. In keeping with our Department Motto – “*In Partnership with the Community*”, the police department is very community minded and service oriented. We take part in and facilitate many community outreach programs in the area.

The mission of the Orangetown Police is to work in partnership with the community, to protect life and property, solve neighborhood problems, and enhance the quality of life in our Town

The police department utilizes a fleet of police vehicles for patrol and response purposes with the bulk of patrol work being done with sedan type patrol vehicles. A patrol vehicle is assigned to each of the officers scheduled (a minimum of nine (9) as explained above). There are a number of other vehicles in the police fleet used by the Detective Bureau, Special Enforcement Unit, Administrative personnel and other outreach/enforcement initiatives in the Town of Orangetown. The average response time for a first arriving unit is approximately 3–5 minutes, but it may fluctuate based on time of day, and road or traffic conditions.

The area of proposed redevelopment is fully within the Post 3 patrol area of the town. Prior to this land purchase, this area was patrolled by the New York State Office of Mental Hygiene Police and under the jurisdiction of the New York State Police. When the land purchase by the town was completed it became the jurisdiction of the Town of Orangetown. The Post 3 area has a large amount of open space which includes: several parks and sports activity fields, corporate offices and public utility areas. The Post 3 area has a low-moderate residential population and is covered as a combined post by one officer who also patrols the adjoining post (Post 2). This assignment is normally called "Post 2 and 3" and together, Post 2 and 3, are the largest area in square miles within the town.

As part of the proposed project there is an expected increase of 575 residences. This equates to seven (7) residences per acre. As there are several open spaces or recreational areas in the proposal this ratio will actually be higher when based on residential area alone. The population increase may be greater than 1,000 persons. The service ratio at the time of this letter, based on the most recent census information is approximately 1 police officer per 555 citizens. This ratio is based only on actual documented residents. It does not include transient persons in town such as business employees and their customers, students in four (4) colleges, visitors or others utilizing major highways which connect the northern counties to New York City.

There are concerns for an increase in calls for service and first response requirements because of the population increase and the resulting needs of the expected residents. Because of the age of the bulk of proposed residents there may be a marked increase in the need for EMS response to the area. This has been seen historically in other areas of our town where residential age restrictions are present. With new residential fire protection requirements there will be an increase in fire alarms and fire department response to the area. This area would also require normal patrolling and traffic control enforcement to an area which currently does not necessitate continuous attention. Additionally, traffic conditions at the proposed site will create additional strain to our patrol force due to increased volume, which results in violations and accidents.

To maintain our present level of service, based on increased population, additional activity, calls for service and traffic safety monitoring – a change in our current staffing levels would be necessary. To maintain our response time and service ratio the current

combined Post 2 and 3 would have to be separated. This will require one (1) additional officer per shift. Based on the Department's present configuration and personnel deployment, the additional post coverage will require the hiring of an additional five (5) police officers. Our current vehicle fleet level can accommodate this increase, but there will be an impact on the hours of vehicle use, fuel use and maintenance costs for the vehicles. Whether the existing access to the area is adequate with completed roadways and traffic control in place would need input from the Orangetown Highway Department.

A population increase of this magnitude will have a significant impact on the ability of the Town of Orangetown Police to provide services within the town. To counteract this impact, the above increase of staffing is critical to maintain the high level of service that the citizens of this town have come to expect and deserve. As this project moves forward, the Orangetown Police Department expects that careful consideration will be taken for the safety and security of all of the residents and visitors to the Town of Orangetown.

Sincerely,



Kevin A. Nulty
Chief of Police

Cc: Orangetown Town Board
Suzanne Barclay, Asst. to Supervisor

I would like to acknowledge work of A/Lt. Donald Butterworth who compiled the information for this report

Jill Gallant

From: Van Wynen, Jr., Quinton [vanWynenQ@pearlriver.org]
Sent: Wednesday, November 12, 2008 8:23 AM
To: jgallant@sacschiff.com
Subject: Pearl River School District - Rockland Psych Center
Attachments: Quinton C. Van Wynen (E-mail).vcf

Dear Ms. Gallant,

My apologies for the delay in answering your inquiries regarding the school district and the psych center development. I have outlined answers to the 8 specific questions below. After reviewing these answers please feel free to call me at 845-620-3999.

1. Pearl River has three elementary schools and a middle and a high school. Although we try to assign children by neighborhood for the elementary schools we do not guarantee specific schools. In the case of the Psych Center property the children would most likely be sent to the Franklin Avenue Elementary School.
- 2/3. Franklin Avenue currently has 319 students with an average class size of 22.5. The middle school has 645 students and the high school has 1,016 students between the 8th and 12th grades. The other two elementary schools, Evans Park and Lincoln Ave have 327 and 336 students respectively.
4. As I stated earlier we attempt to assign by neighborhood but we do not guarantee the placement. Across the district I believe that we will have enough capacity to receive students from these proposed 32 homes. This addition will, however, cause some concern with capacity at each of the schools.
5. The district currently has no plans to expand our physical footprint.
6. Concerns would revolve around additional students within the district and the potential for a large block of "no" votes for budget matters stemming from the age-restricted nature of the development.
- 7/8. No suggestions at this time.

After reviewing these responses please let me know if you require more in-depth answers for any specific question.

Thank you.

Quinton C. Van Wynen, Jr
Director of Operations
Pearl River School District
845-620-3999
<<Quinton C. Van Wynen (E-mail).vcf>>

Jill Gallant

From: Robert Stacel [rpssrss@omh.state.ny.us]
Sent: Thursday, October 09, 2008 2:06 PM
To: jgallant@saccschiff.com
Cc: Patricia Crescenzo; Donald Howard; John Benz; John Rotella
Subject: RE: RPC redevelopment

Here are our concerns. Many can be worked out through planning.

Demolition/Construction issues: Building takedown Contain all hazardous materials.
Job site security- Fenced to keep patients
and others out.
Contractor access- site access w/o using
local roads.
Storm water- run off to tunnels.
Noise /dust.
Catch basin collapse.

Completion issues: Golf Course-Ample parking
Fencing to prevent accident/injury by golf
balls going amiss.

Residential: Effect on RPC water pressure required for
extinguisher systems. Request United Water to do survey.

Increased traffic/speeding traffic-We have 200 outpatients
who have access to grounds. Maintain hospital speed limit.

Saccardi & Schiff, Inc.

Planning and
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Consultants

445 Hamilton Avenue
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New York 10601
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www.saccschiff.com

July 23, 2008

Chief Chris Jackson
Orangeburg Fire Department
61 Dutch Hill Rd
Orangeburg, New York 10962

Dear Chief Jackson:

Saccardi & Schiff, Inc. is currently working with the Town of Orangetown in preparing a Draft Generic Environmental Impact Statement (DGEIS) for a preliminary concept plan and rezoning of a large portion of the former Rockland Psychiatric Center (RPC). Generally, the site is bounded by Convent Road to the north, Palisades Interstate Parkway to the east, Veteran's Memorial Drive to the south and Lake Tappan to the west. The preliminary concept plan shows a residential community built on 80 acres, consisting of approximately 575 dwelling units, including 478 townhouse/condominium age-restricted (55+) units; 32 single-family age-restricted, affordable units; 33 age-restricted single-family homes; 20 units for community volunteers; and 12 market rate single family homes. The plan also includes the realignment of a portion of the existing Broadacres Golf Course.

We are required to discuss the existing conditions and potential impacts of the proposed project to fire service in the DGEIS. In this context, we need an assessment from your department as follows:

1. Staff size and staff organization
2. Location of stations and service area
3. Average response time to project site
4. Service ratio (personnel compared to population served)
5. Adequacy of existing access
6. Increased demand for services to the new homes at RPC
7. Increased capital costs, if any
8. Other concerns you may have regarding the proposed project
9. Suggestions for methods to mitigate any identified impact

John J. Saccardi, AICP
David B. Schiff, AICP, PP
David B. Smith, AICP

Syrette Dym, AICP
Bonita J. Von Ohlsen, RLA

Nina Peek, AICP
Gina Martini D'Onofrio, AICP
Owen Wells, AICP

Land Development
Comprehensive Planning
Zoning
Real Estate Economics
Environmental Studies
Housing
Community Development

I look forward to your phone call or written response. If you have any questions about the project or process, please feel free to contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Jill Gallant". The signature is written in a cursive, flowing style.

Jill Gallant
Senior Planner

CC: Suzanne Barclay, Town of Orangetown

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July 22, 2008

Police Chief Kevin A. Nulty
Orangetown Police Department
26 Orangeburg Road
Orangeburg, New York 10962

Dear Chief Nulty:

Saccardi & Schiff, Inc. is currently working with the Town of Orangetown in preparing a Draft Generic Environmental Impact Statement (DGEIS) for a preliminary concept plan and rezoning of a large portion of the former Rockland Psychiatric Center (RPC). Generally, the site is bounded by Convent Road to the north, Palisades Interstate Parkway to the east, Veteran's Memorial Drive to the south and Lake Tappan to the west. The preliminary concept plan shows a residential community built on 80 acres, consisting of approximately 575 dwelling units, including 478 townhouse/condominium age-restricted (55+) units; 32 single-family age-restricted, affordable units; 33 age-restricted single-family homes; 20 units for community volunteers; and 12 market rate single family homes. The plan also includes the realignment of a portion of the existing Broadacres Golf Course.

We are required to discuss the existing conditions and potential impacts of the proposed project to police service in the DGEIS. In this context, we need an assessment from your department as follows:

1. Staff size and staff organization
2. Average response time to project site
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Thank you for your assistance.

Sincerely,

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Jill Gallant
Senior Planner

CC: Suzanne Barclay, Town of Orangetown

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July 22, 2008

Dr. Frank Auriemma, Superintendent of Schools
Pearl River School District
275 East Central Avenue
Pearl River, NY 10965

Dear Dr. Auriemma:

Saccardi & Schiff, Inc. is currently working with the Town of Orangetown in preparing a Draft Generic Environmental Impact Statement (DGEIS) for a preliminary concept plan and rezoning of a large portion of the former Rockland Psychiatric Center. Generally, the site is bounded by Convent Road to the north, Palisades Interstate Parkway to the east, Veteran's Memorial Drive to the south and Lake Tappan to the west. The preliminary concept plan shows a residential community built on 80 acres, consisting of approximately 575 dwelling units, including 478 townhouse/condominium age-restricted (55+) units; 32 single-family age-restricted, affordable units; 33 age-restricted single-family homes; 20 units for community volunteers; and 12 market rate single family homes. The plan also includes the realignment of a portion of the existing Broadacres Golf Course.

We are required to discuss the existing conditions and potential impacts of the proposed project to the school district in the DGEIS. In this context, we need an assessment from you as follows:

1. Schools, at each grade level, which the children from the non-age restricted units would attend based on the project area;
2. Current enrollment for these schools;
3. Average class sizes;
4. Current capacity levels and ability to absorb additional children generated by the limited non-age restricted units in the proposed project (approximately 32 units);
5. What, if any, current plans exist for expansion of the school district;
6. Potential impacts, if any, on the school district from the proposed project;
7. Other concerns you may have about the proposed project;
8. Suggestions for methods to mitigate any identified impact.

John J. Saccardi, AICP
David B. Schiff, AICP, PP
David B. Smith, AICP

Syrette Dym, AICP
Bonita J. Von Ohlsen, RLA

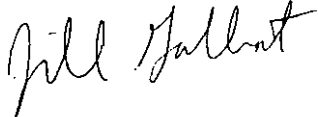
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Senior Planner

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July 22, 2008

Chief Barbara Gupta
South Orangetown Ambulance Corps
70 Independence Avenue
Tappan, NY 10983

Dear Chief Gupta:

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We are required to discuss the existing conditions and potential impacts of the proposed project to emergency medical services in the DGEIS. In this context, we need an assessment from your department as follows:

1. Staff size and staff organization
2. Location of stations and service area
3. Average response time to project site
4. Service ratio (personnel compared to population served)
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Jill Gallant
Senior Planner

CC: Suzanne Barclay, Town of Orangetown