

Appendices

Appendix A:
Final Scoping Outline

Friday, April 06, 2012

FINAL SCOPING DOCUMENT
for
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Central Firehouse
(Main Street and South Broad Street)

CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

Proposed Action: Proposed Central Fire House at Main Street (US Route 6 and NYS Route 35) and Broad Street in Peekskill's (Local) Downtown Historic District

Project Location: The Proposed Action encompasses the following three parcels along Main Street in downtown Peekskill: (See attached map, Figure 1).

Section 33.30, Block 3, Lot 1 (1141 Main Street)

Section 33.30, Block 3, Lot 2 (1137 Main Street)

Section 33.30, Block 3, Lot 3 (1101-9 Main Street) (portion of)

As represented on the official Tax Assessment Map of the City of Peekskill, Westchester County, New York 10566.

Section 33.30, Block 3, Lot 3 (1101-9 Main Street) is also known as the Crossroads Plaza shopping center.

The third parcel – Section 33.30, Block 3, Lot 2 (1137 Main Street) – has already been acquired by the City of Peekskill.

SEQRA Classification: Type I Action

Involved Agencies:

1. Westchester County Planning Board
2. Westchester County Department of Public Works and Transportation
3. Westchester County Health Department
4. City of Peekskill Planning Commission
5. City of Peekskill Building Department (Building Permit)

Interested Agencies and Parties:

1. City of Peekskill Fire Department
2. City of Peekskill Water Department
3. City of Peekskill Historic Landmarks Preservation Board
4. New York State Office of Parks, Recreation, and Historic Preservation
5. New York State Department of Transportation
6. New York State Department of Environmental Conservation (Construction SPDES notification)
7. Peekskill Heights, Inc. (Owner: 1101-9 Main Street)
8. Gerardo Escandon (Owner: 1141 Main Street)

Background

In accordance with Part 617 of the NYS SEQRA regulations and Chapter 267 of the City Code of the City of Peekskill, the Common Council circulated a Lead Agency Notice to the Involved Agencies listed above and received no objections from any of the agencies. At its meeting of June 13, 2011 the Common Council designated itself as Lead Agency for the environmental review of the Proposed Action.

Based on consideration of the assessment areas outlined in NYS's SEQRA regulations (6NYCRR Part 617) the City of Peekskill Department of Planning and Development prepared an expanded Draft Environmental Assessment Form (Draft EAF) for the purpose of determining the significance of the Proposed Action. Issues considered in the Draft EAF included:

1. Land Use and Zoning
2. Fiscal Effects
3. Aesthetics, Character, Visual
4. Community Services
5. Noise and Air Quality
6. Traffic and Parking
7. Construction
8. Alternatives
9. Balancing of Interests

In addition, the Draft EAF included Parts 1 and 2 of the NYS Long Environmental Assessment Form (EAF). Additional analysis and discussion was provided in the form of a Part 3 and a Visual EAF Addendum.

Public comments on the Draft EAF were received at a public hearing held on June 27, 2011 after which the Common Council directed that responses to comments received be prepared and presented to the Common Council. On August 15, 2011 after considering the comments and responses, the Common Council issued a Negative Declaration for the Proposed Action. The Draft EAF, accompanying and referenced studies, and comments and responses comprised the complete Environmental Assessment Form. A Determination of Non-Significance (Negative Declaration) was published in the Environmental Notice Bulletin as required by 6NYCRR Part 617. In addition, on August 15, 2011, the Common Council amended the City's Historic and Landmarks Preservation Code to not require a Certificate of Appropriateness from the Historic and Landmarks Preservation Board to demolish buildings on Municipal Property devoted to Public Safety Use. Further, on August 15, 2011, the Common Council adopted a resolution declaring, after consideration of the balancing of public interests, that the proposed Central Fire House project is exempt from compliance with the requirements of the City's Zoning Code.

The City has now acquired one of the properties – 1137 Main Street – and is negotiating with the owners of the two remaining properties, 1101-9 Main Street and 1141 Main Street.

The Common Council has determined that it would be appropriate to consider another option of acquiring the remaining two properties by condemnation in order that the Central Fire House project may move forward in a timely manner without incurring substantive additional costs. This option would be to acquire the properties pursuant to the procedures and requirements outlined in the NYS Eminent Domain Procedure Law (EDPL). This option requires reconsideration of SEQRA. In addition, the EDPL requires that the public use to be served by the proposed public project and its impact on the environment and residents of the City be determined. This scoping outline has been prepared to address the requirements of both SEQRA and EDPL.

On December 27, 2011, the Common Council re-established itself as Lead Agency and directed that a Draft Environmental Impact Statement (DEIS) be prepared for the Proposed Action to assess potential impacts, alternatives and measures to mitigate potential impacts.

Copies of the legislation adopted by the Common Council on June 13, August 15, and December 27, 2011 are attached hereto and shall be included as addenda to the DEIS.

The City of Peekskill Department of Planning and Development will prepare the DEIS and has prepared this scoping outline to identify issues that will be reviewed in the document.

A public scoping session on this Draft Scoping Outline for the DEIS was held on March 6, 2012 at 7:00 PM in the Common Council Chambers, City Hall, 840 Main Street, Peekskill, NY. Written comments regarding the Scoping Outline were accepted until that time. The scoping outline was circulated to all involved agencies and interested parties and was available prior to the scoping session in the office of the Department of Planning and Development for review. The scoping session was televised on the City's community access channel and archived on the City's web-site for viewing.

The Common Council will schedule public hearings on the DEIS and under the EDPL once the DEIS has been prepared and accepted as complete by the Common Council.

Lead Agency: Common Council
City of Peekskill
840 Main Street
Peekskill, New York 10566

Lead Agency Contact: Anthony Ruggiero, AICP
Director of Planning & Development
City of Peekskill
840 Main Street
Peekskill, New York 10566

(914) 734-4210

GENERAL GUIDELINES

The DEIS will include all items listed in this Scoping Document and will generally conform to the format outlined in this document. Each impact area (e.g., land use and zoning, fiscal conditions, etc.) will be identified and presented in a separate subsection which includes: (1) a discussion of existing conditions; (2) potential significant impacts; and, if applicable, (3) measures designed to mitigate the identified impacts.

ENVIRONMENTAL IMPACT STATEMENT

I. INTRODUCTORY MATERIAL

A. Cover Sheet

The DEIS will be preceded by a cover sheet that identifies the following:

1. Title of the document
2. Title of the Proposed Action
3. Location of the Proposed Action
4. Name, address and phone number of the lead agency, and name of contact person
5. The name and address of the primary preparer(s) of the DEIS, and the name and telephone number of a contact person representing the preparer(s).
6. Date of acceptance of the DEIS: (To be determined)
7. Deadline by which comments on the DEIS are due: (To be determined)

B. List of consultants involved with the project

The names, addresses and project responsibilities of all consultants involved with the project and DEIS will be listed.

C. Table of Contents

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, and a list of appendices.

II. EXECUTIVE SUMMARY

The DEIS will include an executive summary that provides information found elsewhere in the main body of the DEIS, and will be organized as follows:

- A. Brief description of the Proposed Action.
- B. Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS.
- C. Summary description of the project alternatives considered in the DEIS.

III. DESCRIPTION OF THE PROPOSED ACTION

- A. Background and history
- B. Project Need and Public Purpose
 - 1. Current Fire Department operations
 - 2. Studies of Fire Department operations and requirements
 - 3. Benefits of the Proposed Action
- C. Project Site Identification and Background
 - 1. Identification of properties acquired and to be acquired
 - 2. Identification of commercial and two (2) residential tenants in acquisition area
 - 3. Properties already acquired
 - 4. Project Site Conditions
 - i. Geology, topography and soils topography
 - ii. Water resources and drainage
 - iii. Terrestrial and aquatic ecology
- D. Project Site Selection
 - 1. Alternative locations considered
- E. Detailed Description of the Proposed Central Firehouse
 - 1. Description of proposed facility including elevations and floor plans
 - 2. Streetscape changes including proposed landmark, paving and plantings
- F. Proposed Central Firehouse Operations
 - 1. Equipment and personnel
 - 2. Equipment dispatches
 - 3. Other activities
 - 4. On-site storage of materials
- G. Acquisition and Eminent Domain Process including project planning, public purpose hearing, property acquisition and valuation, and relocation of commercial and two (2) residential tenants.
- H. Closure and Demolition of onsite structures.
- I. Project Approvals, Involved Agencies and Public Participation
- J. Description of Acquisition Costs and Funding
- K. Use and/or Disposition of Remaining City Firehouses
 - 1. Washington Street sub-station
 - 2. Other existing firehouses.

IV. ANALYSIS OF EXISTING CONDITIONS, POTENTIAL IMPACTS OF PROPOSED ACTION AND MITIGATION MEASURES

The DEIS will include a discussion of the existing environmental conditions of the properties to be acquired, sufficient to understand the impacts of the Proposed Action, and potentially significant adverse or beneficial long or short term impacts of the Proposed Action. Where an impact is identified mitigation measures will also be described. Pertinent background information will be summarized in this section.

The DEIS is intended to be comprehensive and not encyclopedic. For this reason discussion will make reference to information contained in the Environmental Assessment Form where appropriate. Narrative in the DEIS will be cross-referenced where appropriate.

Areas to be reviewed include the following:

- A. Land Use, Zoning and Socioeconomic Conditions
 - 1. Existing Conditions
 - a. Historic background of each property to be acquired
 - b. Current onsite uses and activities
 - c. Surrounding land uses
 - d. Zoning classifications of site and surrounding area
 - e. Surrounding area character and historic district identification
 - f. Expired Site Urban Renewal designation and expired Academy Street Urban Renewal Plan
 - 2. Potential Impacts
 - a. Displacement of commercial tenants
 - b. Displacement of two (2) residential tenants
 - c. Effect on Crossroads Plaza shopping center operations
 - d. Effect on existing Crossroads Plaza layout, design
 - e. Compatibility with surrounding uses
 - f. Effect on retail environment
 - g. Effect on surrounding municipal parking resources during construction
 - h. Effect on property values
 - i. Compatibility of action with relevant plans for site and downtown area
 - j. Comparison of proposed construction to City of Peekskill zoning requirements for the C-2 Central Commercial District
 - k. Reference balancing of interests analysis (later in the document)
 - 3. Mitigation Measures
 - a. Relocation and moving assistance under State law
 - 1. Relocation of commercial tenants to remaining portion of Crossroads Plaza
 - 2. Off-site relocation of commercial tenants and two (2) residential tenants

B. Fiscal Conditions

1. Proposed project cost, with prevailing wages and with separate contracts for different trades, per Wicks Law requirements
2. Comparative analysis of project cost using possible Project Labor Agreement with unions and with prevailing wages, with one contract, as exception to Wicks Law requirements.
3. Proposed funding, including a review of available City transfer tax, real property tax, possible grant moneys, and other potential funding sources
4. Projected annual debt service cost
5. Potential savings of proposed operations compared to current conditions
6. Net annual increase in City expenditures
7. Change in valuation
8. Comparative cost of renovating existing firehouses
9. Impact on municipal fiscal conditions
 - a. Property tax collections
 - b. Property tax rate
 - c. Deed transfer tax
 - d. Allocated sales taxes
10. Disposition of existing firehouses
11. Economic analysis of effect on remaining shopping center leasing revenues and change in property tax valuation
12. Comparative analysis of construction costs of new firehouses in communities of similar size and population

C. Aesthetics and Visual Conditions

1. Existing Conditions
 - a. Describe existing onsite conditions generally
 - b. Reference downtown historic district designation report and findings as appropriate.
 - c. Discuss surrounding visual environment
 - d. Discuss surrounding uses and views into the site area
2. Potential Impacts
 - a. Describe future site conditions
 - b. Discuss massing, appearance and fenestration of proposed Central Firehouse
 - c. Describe appearance and use of proposed yard areas
 - d. Present and discuss changes to site area lighting
 - e. Discuss changes to streetscape
 - f. Discuss changes to surrounding views of the site
3. Mitigation Measures

D. Cultural Resources

1. Existing Conditions

- a. Describe existing onsite conditions generally
- b. Discuss lack of potential for archeological cultural resources; document historic disturbance of site
- c. Reference downtown historic district designation report and findings as appropriate.
- d. Describe historic disturbance of site from urban renewal activities and prior disturbance
- e. Discuss properties to be acquired and surrounding properties and their contribution to the Peekskill Downtown Historic District distinguishing between local and National Register designated areas

2. Potential Impacts

- a. Describe impact of removal of onsite structures on local and National Register designated historic districts

3. Adopted Legislation

- a. Discuss the resolution adopted on August 15, 2011 amending the City's Historic and Landmarks Preservation Code to not require a Certificate of Appropriateness from the Historic and Landmarks Preservation Board to demolish buildings on Municipal Property devoted to Public Safety Use.

4. Mitigation Measures

E. Traffic and Transportation

1. Existing Conditions

- a. Describe and discuss existing onsite circulation, loading and parking
- b. Describe and discuss existing roadway conditions
- c. Describe and discuss existing public transportation conditions including bus transfer point at Main Street and Broad Street
- d. Describe existing pedestrian conditions

2. Potential Impacts
 - a. Describe changes to onsite circulation, loading and parking
 - b. Describe proposed access driveways and apron areas along proposed Broad Street facade
 - c. Describe proposed roadway traffic conditions qualitatively. Reference recent traffic studies and Institute of Transportation Engineers (ITE) data as available and appropriate
 - d. Describe general routing of Fire Department vehicles
 - e. Discuss effects on bus operations and bus transfer point
3. Mitigation Measures

F. Noise

1. Existing Conditions
 - a. Describe and discuss noise characteristics, providing pertinent background to assist the reader with the evaluation of noise information
 - b. Describe and discuss existing onsite conditions
 - c. Describe and discuss acceptable vs. unacceptable noise levels, levels that present a health hazard; human response to changes in noise levels
 - d. Reference City of Peekskill Noise Code
 - e. Identify and discuss sensitive receptors / land uses in the surrounding area and along routes likely to be regularly used by Fire Department vehicles
2. Potential Impacts
 - a. Describe and discuss noise typically associated with Fire Department and emergency service operations
 - b. Describe and discuss anticipated changes to onsite noise environment from Central Firehouse operations
 - c. Describe and discuss anticipated changes to the noise environment along routes likely to be regularly used by Fire Department vehicles
 - d. Describe and discuss anticipated construction noise
3. Mitigation Measures

G. Air Quality

1. Existing Conditions

- a. Describe and discuss Peekskill and area air quality, providing pertinent background including heavy existing truck traffic in the vicinity to assist the reader with the evaluation of information
- b. Describe historical changes in applicable emissions standards for Fire Department vehicles
- c. Discuss existing City Fire Department equipment ages, fuel types in relation to pertinent emission standards.
- d. Identify and discuss sensitive receptors / land uses in the surrounding area and along routes likely to be regularly used by Fire Department vehicles
- e. Discuss OSHA indoor air quality standards for firehouses

2. Potential Impacts

- a. Assess potential for fleet of vehicles to be housed at Central Firehouse to adversely affect indoor air quality, air quality in the vicinity of the Central Firehouse and along routes to be used regularly by the vehicles.

3. Mitigation Measures

- a. Discuss proposed indoor air reclamation system.

H. Community Services and Utilities

1. Existing Conditions

- a. Reference earlier discussion of studies of Fire Department conditions and proposed changes to Fire Department operations
- b. Discuss existing water and sewer facilities generally; confirm adequacy
- c. Discuss existing drainage infrastructure locations
- d. Identify and discuss onsite utility and infrastructure locations and easements

2. Potential Impacts

- a. Reference earlier discussion of benefits of the proposed action
- b. Discuss changes to water and sewer facilities including during construction and future operation
- c. Discuss drainage infrastructure locations and access, and maintenance requirements
- d. Discuss changes to onsite utilities and infrastructure (including easements) as needed
- e. Discuss changes to offsite utilities and infrastructure (including easements) as needed

3. Mitigation Measures

I. Demolition and Construction

1. Discuss site preparation activities and need for fill
2. Discuss demolition phasing and abatements protocols as appropriate
3. Present construction schedule and sequence
4. Discuss construction activities and construction phasing specifically as it relates to:
 - a. acquisition of onsite structures,
 - b. relocation of commercial tenants and two (2) residential tenants,
 - c. demolition of pavements and structures,
 - d. effects on utilities
 - e. effects on available parking,
 - f. effects on street direction and access,
 - g. delivery and staging of materials and equipment,
 - h. night-time, weekend and holiday activities,
 - i. overall effects on shopping center operations,
 - j. overall effects on bus transfer point and bus operations
 - k. overall effect on traffic flows on Broad Street, Park Street and Main Street
 - l. the transfer of Fire Department operations
5. Discuss proposed closure of existing firehouses and relocation of equipment, supplies and personnel to the Central Firehouse.
6. Discuss Clerk of the Works and monitoring of demolition, and construction.
7. Discuss project construction labor pool and compliance with applicable regulations including prevailing wages.

V. Balancing of Interests Analysis

1. Discuss the Common Council resolution adopted on August 15, 2011 declaring, after consideration of the balancing of public interests, that the proposed Central Fire House project is exempt from compliance with the requirements of the City's Zoning Code.

VI. Alternatives

1. **Current Site with No Eminent Domain**
This alternative would review the delay in time for commencement of the Central Fire House Project and the resultant increased costs if negotiations for the acquisition of the two remaining properties do not result in their timely acquisition.
2. **Alternative Sites Reviewed Previously – With or Without Eminent Domain**
Repeat or reference discussion in EAF. Re-visit and provide additional discussion for each as necessary.
3. **All Renovation**
This alternative would review the effect of not building a Central Firehouse but rather retaining and investing, and adding onto the existing Fire Department properties. Costs for this alternative will be presented
4. **No Action**
This alternative would review the effect of doing nothing to address the problems with the existing Fire Department's properties.

VII. Other DEIS Chapters

- a. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED
- b. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES
- c. GROWTH-INDUCING IMPACTS
- d. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES
- e. POTENTIAL IMPACTS OF THE PROPOSED ACTION ON SOLID WASTE MANAGEMENT AND CONSISTENCY WITH STATE OR LOCAL SOLID WASTE MANAGEMENT PLANS.

VIII. APPENDICES

Appendix B:

August 15, 2011 Common Council Resolutions

Anthony to provide copies

Appendix C:

Streetscape Planting and Paving Concept

PEEKSKILL CENTRAL FIRE

foundation planting concept

Foundation planting on north (Main St.) and east side (Broad St.) of building will occur in 3' wide bed at base of building. Remaining area between planting bed and street curb will be hardscape surface of pavers and concrete sidewalk. All plant species will be selected to minimize maintenance (watering, pruning, fertilizing), meet available sunlight levels and conform to LEED v3, credit 5.1 Site Development requirement of "native or adapted plants". It is intended that plant beds will be fully vegetated with woody plants, perennials and ground covers. Species will be selected to restrict height to 3'-4' except for occasional accent plants. The following are potential plant lists for specific sunlight levels and will be refined with input from City Staff and review of plant availability .

High Sunlight Areas (6+ hours)

- *Achillea sp.* - Yarrow (P)
- *Caryopteris x clanonensis* - Blue Mist Spirea (S)
- *Cerastium tomentosum* - Snow in Summer (Gc)
- *Coreopsis sp.* - Coreopsis species (P)
- *Hemerocallis sp.* - Daylily (P)
- *Juniperus horizontalis* - Creeping Juniper (Gc)
- *Liriope spicata* - Lillyturf (Gc)
- *Nepeta x faassenii* - Catmint (P)
- *Pennisetum sp.* - Fountain Grass (G)
- *Potentilla fruticosa* - Potentilla (S)
- *Sedum sp.* - Sedum species (P)

Medium Sunlight Areas (4-6 hours)

- *Alchemilla mollis* - Lady's Mantle (P)
- *Aquilegia canadensis* - Wild Columbine (P)
- *Astilbe sp.* - Astilbe (P)
- *Brunnera macrophylla* - Perennial Forget-me-not (P)
- *Campanula sp.* - Bellflower (Gc)
- *Cerastium tomentosum* - Snow in Summer (Gc)
- *Heuchera sanguinea* - Coralbells (P)
- *Juniperus horizontalis* - Creeping Juniper (Gc)
- *Liriope spicata* - Lillyturf (Gc)
- *Ribes aureum* - Golden currant
- *Symphoricarpos albus* - Common Snowberry
- *Sedum sp.* - Sedum species (P)
- *Vaccinium angustifolium* - Lowbush Blueberry

Low Sunlight Areas (2-4 hours)

- *Alchemilla mollis* - Lady's Mantle (P)
- *Aquilegia canadensis* - Wild Columbine (P)
- *Astilbe sp.* - Astilbe (P)
- *Brunnera macrophylla* - Perennial Forget-me-not (P)
- *Campanula sp.* - Bellflower (Gc)
- *Gallium odoratum* - Sweet woodruff (Gc)
- *Hosta sp.* - Hosta (P)
- *Mahonia repens* - Creeping Grape Holly (Gc)
- *Maianthemum canadense* - Canada Mayflower
- *Polygonatum x hybridum* - Garden Solomon's Seal (P)
- *Ribes aureum* - Golden currant
- *Symphoricarpos albus* - Common Snowberry
- *Thelypteris noveboracensis* - New York Fern (P)
- *Vaccinium angustifolium* - Lowbush Blueberry

Very Low Sunlight Areas (less than 2 hours)

- *Astilbe sp.* - Astilbe (P)
- *Alchemilla mollis* - Lady's Mantle (P)
- *Gallium odoratum* - Sweet woodruff (Gc)
- *Hosta sp.* - Hosta (P)
- *Mahonia repens* - Creeping Grape Holly (Gc)
- *Maianthemum canadense* - Canada Mayflower (P)
- *Thelypteris noveboracensis* - New York Fern (P)

Key

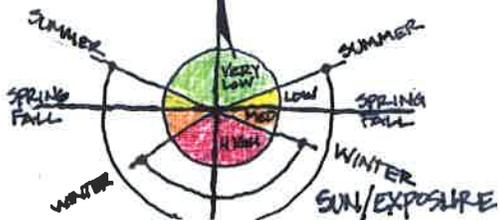
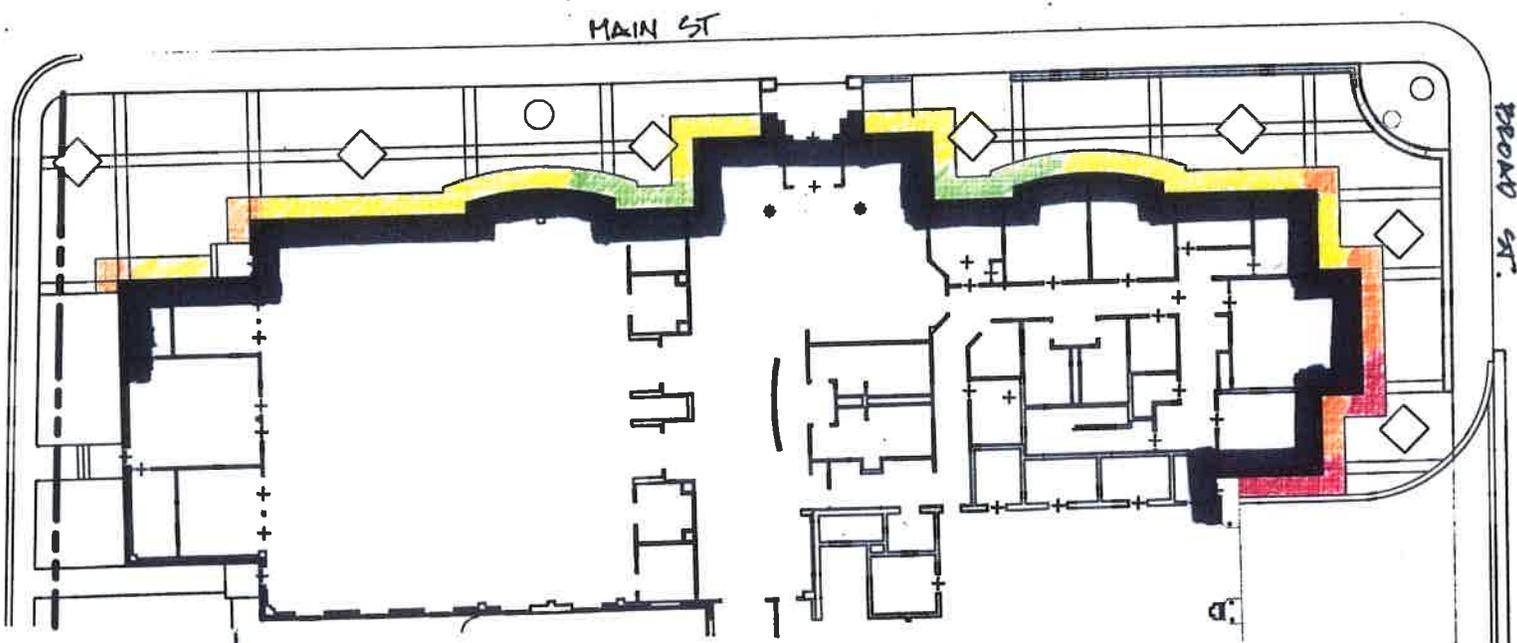
(G) = Ornamental Grass, (S) = Shrub, (P) = Perennial, (Gc) = Groundcover

PEEKSKILL CENTRAL FIRE PLAZA PAVER STUDY

N.T.S.

KCD

2.22.11



PEEKSKILL CENTRAL FIRE PLAZA PAVER STUDY

1"=10'-0"

KDC

2.10.11



FLAGPOLE

BRICK RED PAVER
4" x 8"
RUNNING BOND

TAN PAVER
24" x 24"
STACK BOND

3' WIDE FOUNDATION PLANTING
BED

BROWN PAVER
17.5" x 35"
STONE TEXTURE
RUNNING BOND

CONCRETE SIDEWALK

MULCHED TREE PIT

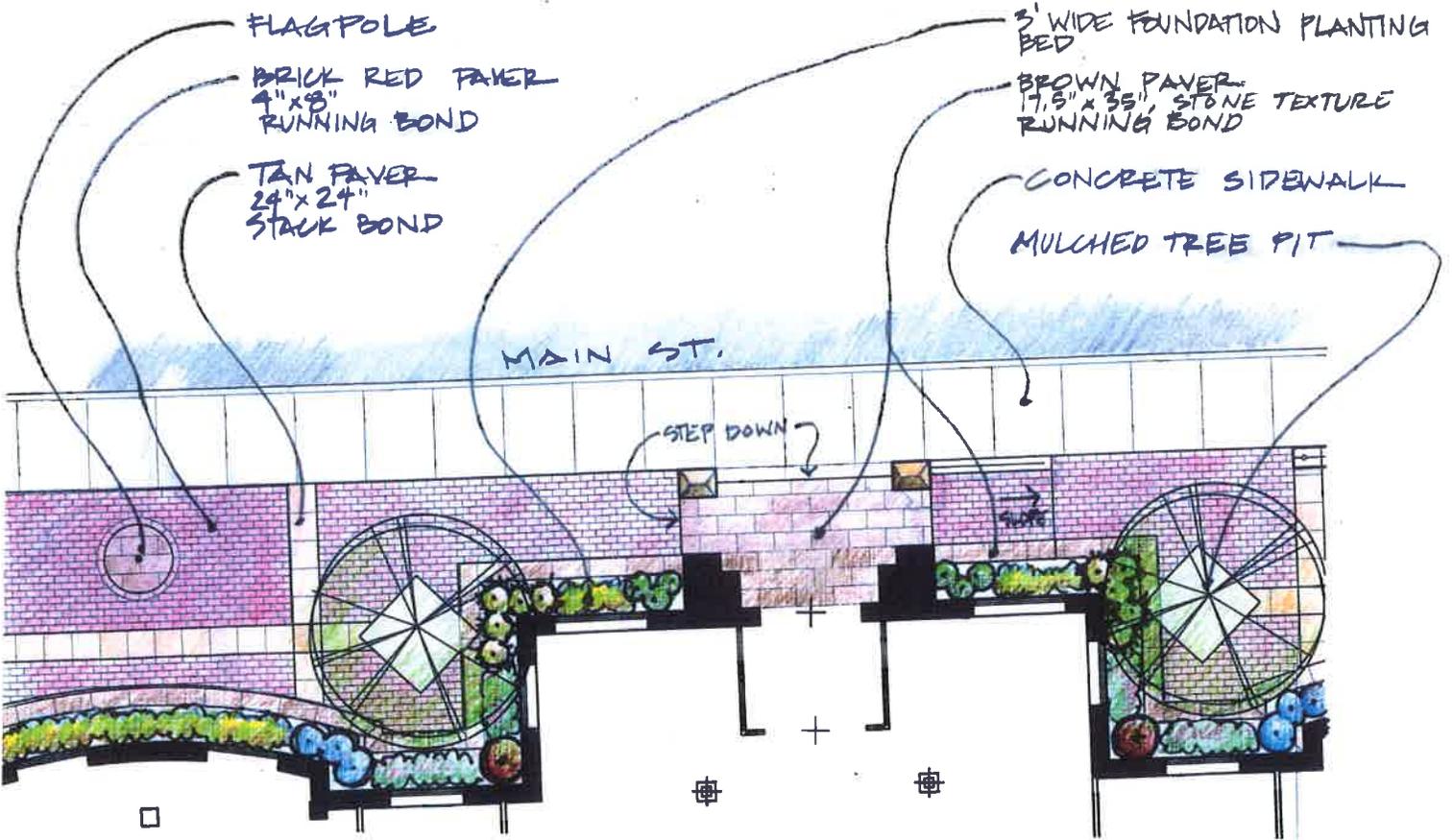
MAIN ST.

STEP DOWN

STEP



Main Street Entrance

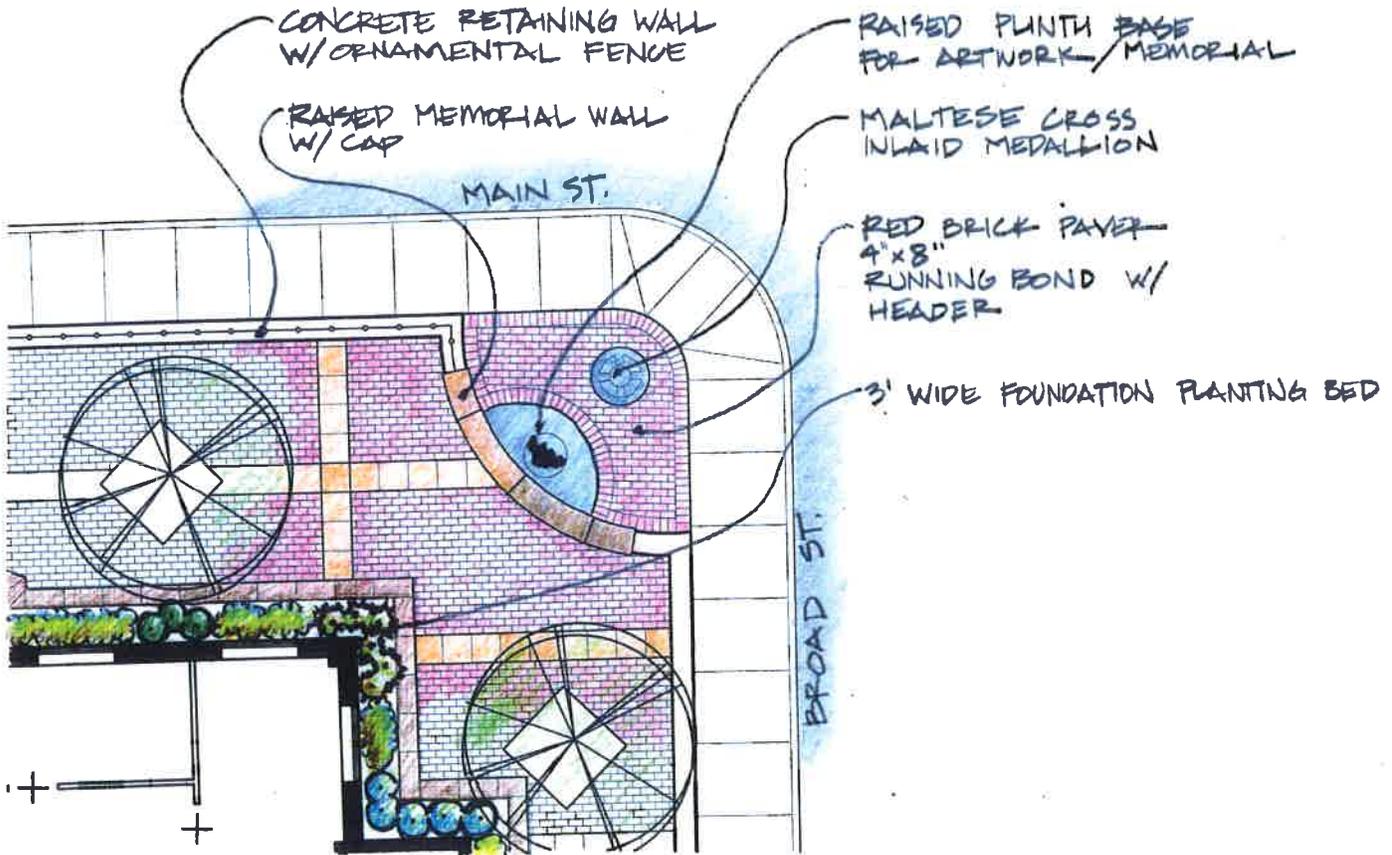


PEEKSKILL CENTRAL FIRE PLAZA PAVER STUDY

1"=10'-0"

KCD

2.10.11

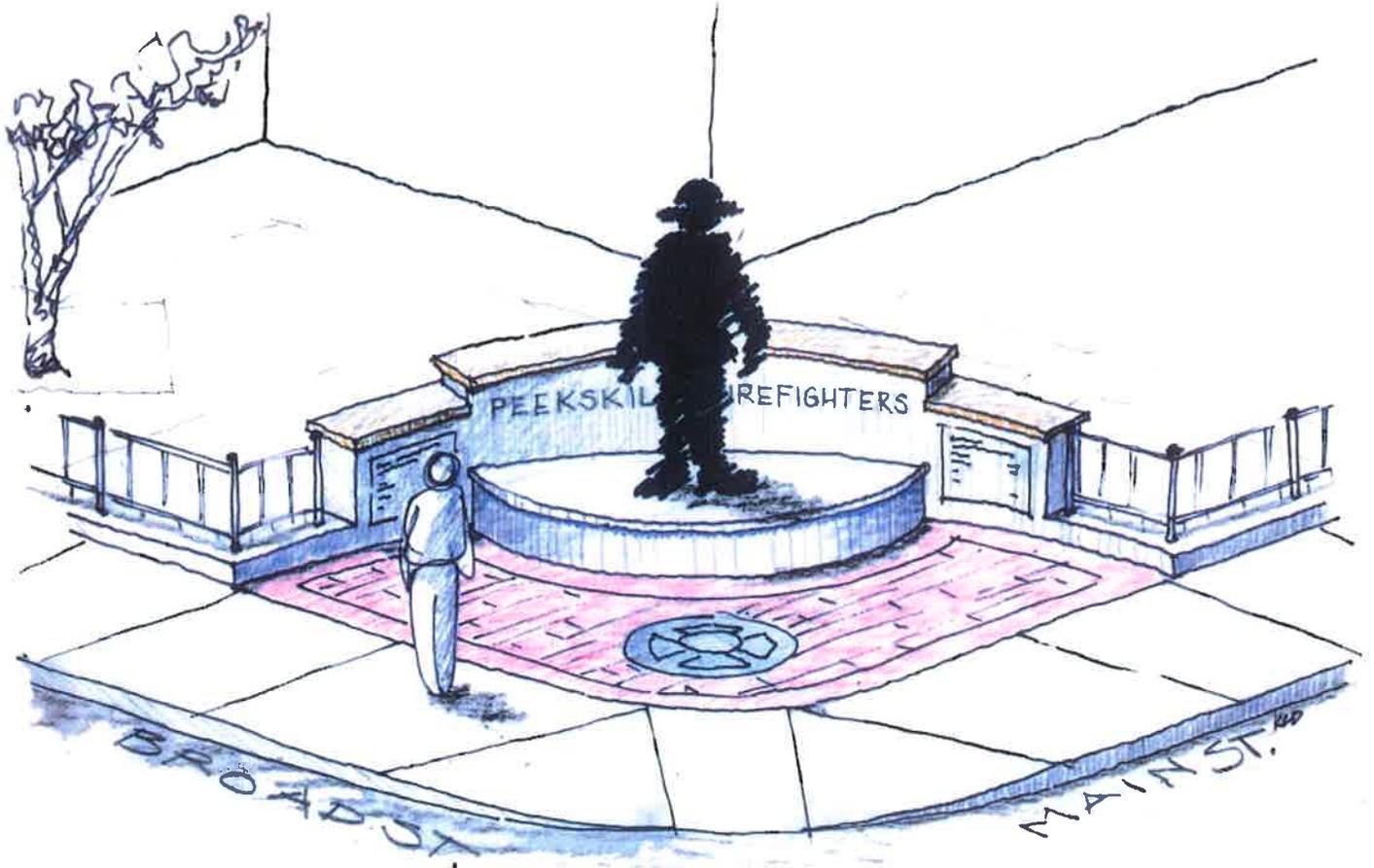


PEEKSKILL CENTRAL FIRE PLAZA PAYER STUDY

1"=10'-0"

KDC

2.10.11

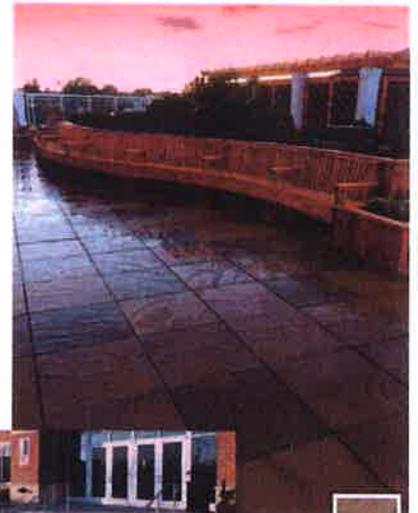


KDC

Brick Red Paver
4" x 8"
Running Bond
- to reflect brick of building
- potential for engraving for
 memorial or fund raising
 purposes



Tan Paver
24" x 24"
Stacked Bond
- to reflect upper stone of building
- potential for engraving for
 memorial or fund raising
 purposes



Brown Paver
17.5" x 35"
Stone Texture
Running Bond
- to ground building on site by continuing stone base

Appendix D:

**Peekskill Newsletter (Fire Department Special Issue and
containing Photographs of Existing Fire Stations)
June 2010**

CITY OF PEEKSKILL NEW YORK

Special Edition
June 2010



Celebrating Our
70th Anniversary



1940-2010

CENTENNIAL HOSE CO. No 4

Inside this issue:

Description of New Central Station	2
Fire Department Statistics	3
Summary of Renovation Analysis	3
Meeting Dates, Times	4
Appeal for Volunteers	4

Fire Department Special Issue

Public Meetings on Fire House Proposals

The City of Peekskill is served by a corps of dedicated volunteer firefighters as well as twenty-five full time firefighters who reside in the 5 respective fire houses. Unfortunately, the buildings that have served our volunteers and full time firefighters for so many years are out of date and do not meet State and Federal codes, or fire industry standards. Additionally, they are deteriorated and in serious need of major renovation/rebuilding. It has long been a goal of the Fire Department in correcting this situation.

Studies have been undertaken to assess whether to renovate the existing fire-houses or to build an entirely new Central Fire Station. Both of these options have significant operational and financial implications.

The purpose of this Special Edition of the City Newsletter is to explain each option and why the City is committed to correcting the problem. The second page discusses the details of building a new Central Fire Station. The third page discusses the details of renovating the existing fire-houses.

The Common Council and the Fire Department is committed to keeping our residents informed about this critical project and invites you to attend one of 5 meetings scheduled for June to review and discuss the existing conditions of the fire houses and to examine the available

solutions. The Common Council and the Fire Department wants you to learn more about our fire operations, to hear your questions and concerns about building or renovating our fire houses, and to have your questions answered. The dates and times of these meetings are as follows:

June 9, 2010 – 7:00pm
Centennial Hose Co 4
701 Washington Street

June 16, 2010 – 7:00pm
Peekskill Fire Patrol
425 Highland Avenue*

June 23, 2010 – 7:00pm
Centennial Hose Co 4
701 Washington Street

June 29, 2010, 7:00pm
Nutrition Room,
Neighborhood Center

June 30, 2010 – 7:00pm
Peekskill Fire Patrol
425 Highland Avenue

***Parking at the Peekskill Fire Patrol is limited and is on-street parking only.**

For more information on the options and to review the reports prepared by the City's Consultant, Mitchell Associates, Inc. please visit the City's web site www.cityofpeekskill.com/fire.



City of Peekskill, N.Y.
Fire Department

Saving Lives. Protecting Property Since 1826

DIAL 911

FIRE

TOTAL 911

*Did you know that
Columbian Engine was first
established back in June of 1826?
That's 184 years ago!*

New Central Fire Station Description

Several years ago the City began reviewing the concerns related to the conditions and locations of the existing five fire houses. A study was conducted by an architect who specializes in the design of fire stations and an expert in fire department operations and station location. The study determined that the best solution was to build a new Central Fire Station that would replace four of the existing fire houses.

The proposed new Central Fire Station will be 36,583 square feet in size and is estimated to cost \$15,685,024, which includes \$2,750,000 in land acquisition costs. The existing fire stations on Highland Avenue, Broad Street and Main Street will either be sold or used for another municipal purpose and the City will cease renting space in the privately owned firehouse on Dayton Lane. The fire house on Washington Street would remain as a substation in the Southern part of the City.

The proposed Central Fire Station offers the following benefits: improved coordination and execu-

tion of departmental operations including fire inspections, training, fire hydrant testing; up to date facility with the ability to be retrofitted for future changes in State and Federal Codes; reduced maintenance and operating costs (two buildings rather than four buildings), a central training facility; a central meeting space for all fire companies resulting in improved communication and coordination of organizational policies and procedures; sanitary and modern sleeping and eating accommodations for career staff; modern meeting and recruiting rooms for volunteers; the elimination of daily fire truck movements around to different fire houses to facilitate training and staff coverage; and the elimination of the existing hazards and violations in the current buildings.

The proposed Central Fire Station would also include public amenities such as a meeting room for the public, a fire department museum, and catering facilities. A new municipal building with public amenities will help to revitalize a key entryway into downtown Peekskill, providing a handsome gateway to the City for people coming from the East.

Rendering by:

MA Mitchell
Associates
Architects



Summary of Renovation Analysis

The City also analyzed the cost to renovate the existing fire stations and bring them up to current Federal, State and industry codes and standards. The City currently owns four fire houses and rents space in a privately owned fifth fire house - on Dayton Lane. Two of the existing fire houses will be impossible to bring up to State and Federal codes and will need to be retired. The remaining three houses can be expanded and renovated to accommodate all 6 fire companies based on *current* codes and standards. There is no excess room to add on to these three houses or to do future code required renovations. The cost to bring the fire houses up to all relevant standards and codes will be \$14,326,182.

While the "renovation" option is \$1.3 million less to build, it will result in approximately \$65,000 higher annual operating costs than one new, green fire house and substation discussed on the opposite page. Furthermore, the renovation option does not provide for improved communication, coordination, training and operational efficiencies in our Fire Department. There will still be daily truck movements and houses taken off-line during the day or evening. The Fire Department currently lacks a common meeting and training space, and the efficiency and effectiveness of operations suffer from having the trucks and personnel located at different houses. The physical problems with the existing fire stations are significant and the solutions cannot be put off.

The Common Council has reviewed all of this information and they have directed City staff to reach out to the residents and business community to get gather public input. Your participation in this process is extremely important. Please review the dates and times and attend one of the scheduled public meetings to learn more about these two alternatives and to share your thought and suggestions.

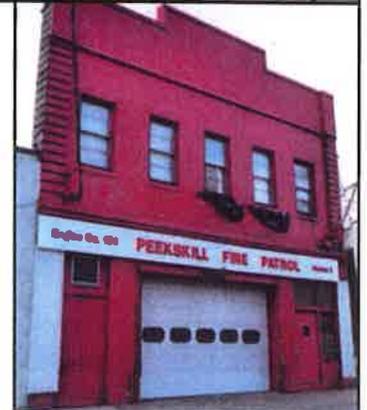


Our Current Fire Houses



Fire Department Statistics

The City of Peekskill Fire Department is composed of 6 volunteer fire companies: Columbian Engine Co. #1, Cortlandt Hook & Ladder Co. #1, Washington Engine Co. #2, Columbian Hose Co. #1, Centennial Hose Co. #4, and the Peekskill Fire Patrol. There are approximately 107 volunteers and 25 career firefighters. The Department has one aerial or "hook and ladder" truck stationed on Main Street, one rescue truck stationed on Highland Avenue, four pumpers stationed on Washington Street, Dayton Lane, and Broad Street, and two paramedic fly cars stationed on Washington Street and Broad Street. The Department responded to 750 calls last year, with an average response time of 3 minutes and 22 seconds. The Department Chief is Lenny Varella, the First Assistant Chief is Robert Florio, and Second Assistant Chief is Vinny Malaspina.



City of Peekskill
840 Main Street
Peekskill, NY 10566



The Honorable Mary F. Foster
Deputy Mayor Donald Bennett, Jr.
Councilwoman Drew Claxton
Councilwoman Marybeth McGowan
Councilwoman Patricia Riley
Councilman Joseph Schuder
Councilman Andrew Torres

Richard M. Finn, City Manager

Brian Havranek, Assistant City Manager

Pamela Beach, City Clerk

PRSR STD
U.S. POSTAGE

PAID

PERMIT NO. 6618
WHITE PLAINS
NEW YORK 10610

POSTAL PATRON

United States
Census
2010

**Share and Recycle
Your Newsletter**



Newsletter Editor: Leah Quinn
Graphic Design & Photography:
Leah Quinn, DesignsAnything.com



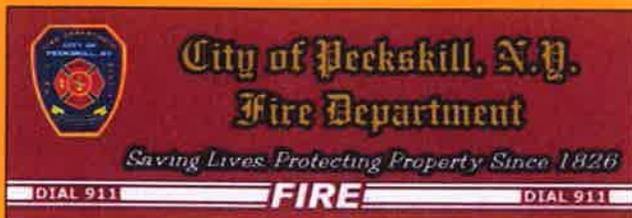
IT'S IN OUR HANDS

Appeal for Volunteers

Do you want to help your neighbors? Learn valuable skills? Then join the Peekskill Fire Department! Volunteer firefighters are local heroes who help their neighbors, save lives and earn respect every time they work.

If you're interested or would like to learn more, please call 914.737.2760.

Become a Hero Today!



Public Meeting Schedule

The City intends to host a number of public meetings about the firehouses over the coming months. The dates and times of these meetings are as follows:

June 9, 2010 – 7:00pm
Centennial Hose Co 4, 701 Washington St.

June 16, 2010 – 7:00pm
Peekskill Fire Patrol, 425 Highland Ave.*

June 23, 2010 – 7:00pm
Centennial Hose Co 4, 701 Washington St.

June 29, 2010, 7:00pm
Nutrition Room, Neighborhood Center

June 30, 2010 – 7:00pm
Peekskill Fire Patrol, 425 Highland Ave.

*Parking at the Peekskill Fire Patrol is limited and is on-street parking only.

Appendix E:
Fire Station Location Study

City of Peekskill, New York



Fire Station Location Study

Project Team



Mitchell
Associates
Architects

Robert Mitchell, AIA



Charles Jennings, PhD

The Project

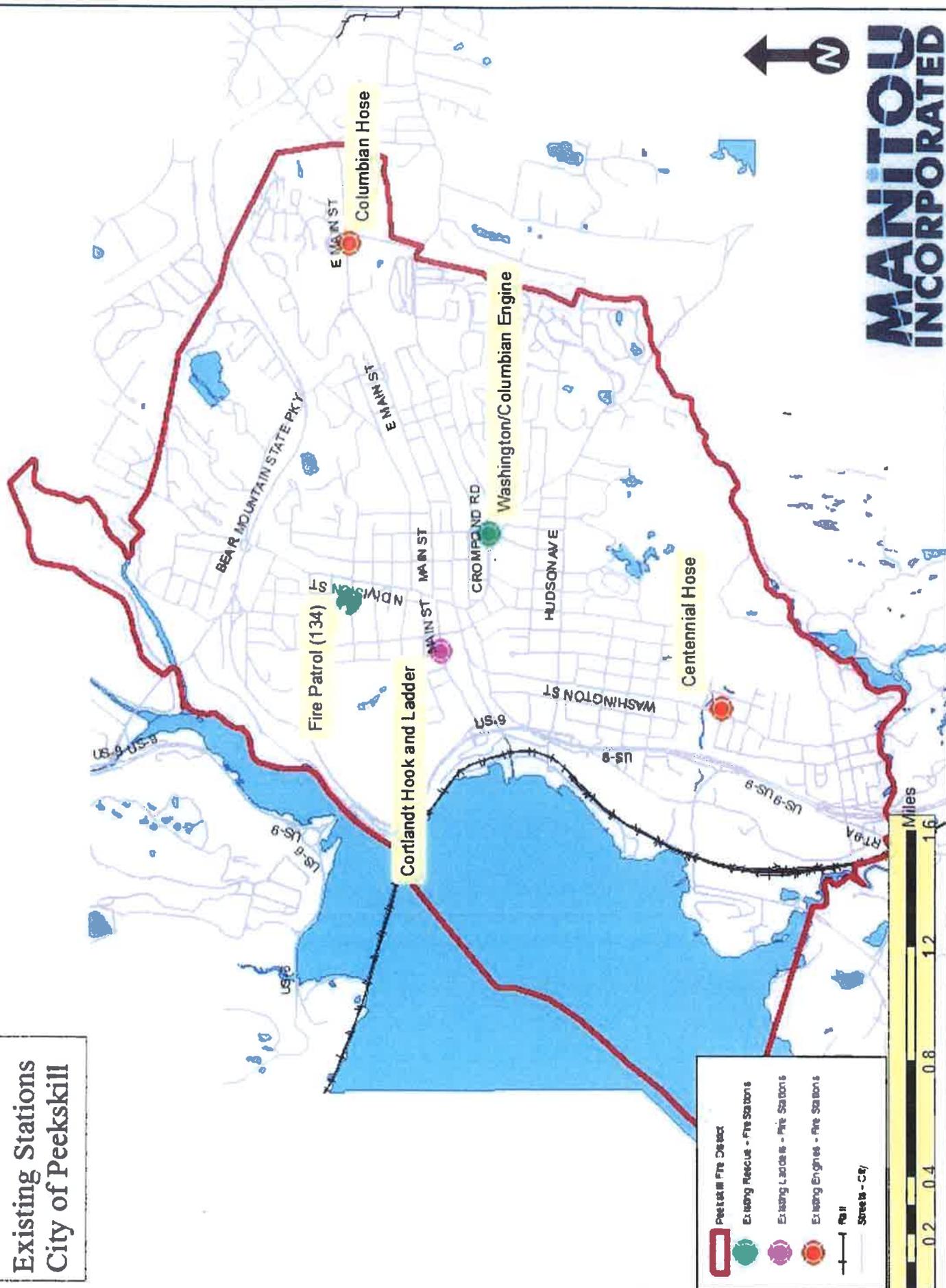
- As part of Mitchell Associates Architects design project for new fire station, Manitou, Inc. was retained to study alternate sites defined by the City
- Study included review of workload information, response time mapping, and assessment of station location
- Can stations be consolidated? And if so, where?

Study Methodology

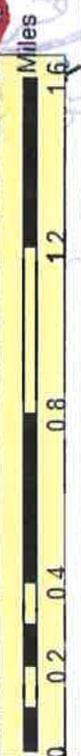
- Review of Community Characteristics and Development
- Trends in Demand for Service
- Fire Department operations and staffing
- Response Time Analysis
- Site Selection



**Existing Stations
City of Peekskill**



-  Peekskill Fire District
-  Existing Rescue - Fire Stations
-  Existing Ladders - Fire Stations
-  Existing Engines - Fire Stations
-  Rail
-  Streets - City



Alternate Sites

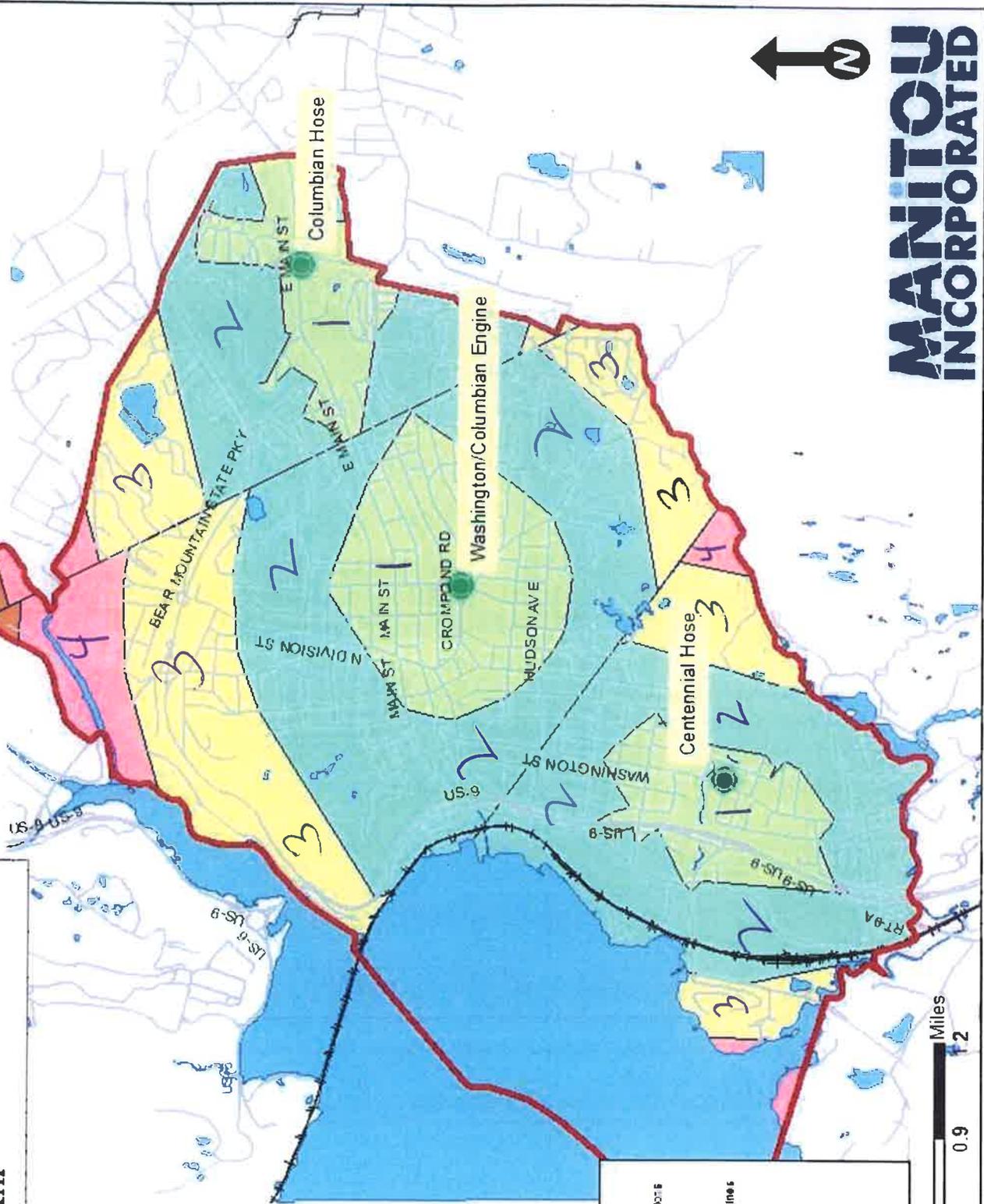
- Area of Present Station at Broad Street and Crompond Road
 - Current Site
 - Park and Broad Streets
 - James and Park Streets (Municipal Garage)
- Current Centennial Hose at 701 Washington Street

Existing Apparatus Locations

Table 1: Peekskill Fire Department Station and Unit Information

Station Number	Location	Apparatus	Description
1	1800 Block Main Street	TL-45	Cortlandt Hook and Ladder
3	Broad St. and Crompond Rd.	E133	Washington Engine
4	Dayton Lane	E132	Columbian Hose
5	Broad St. and Crompond Rd.	E131, 32 Medic 1	Columbian Engine
6	701 Washington St	E130, 32 Medic 2	Centennial Hose

Limits of Response - First Due Area
Existing Engines
City of Peekskill



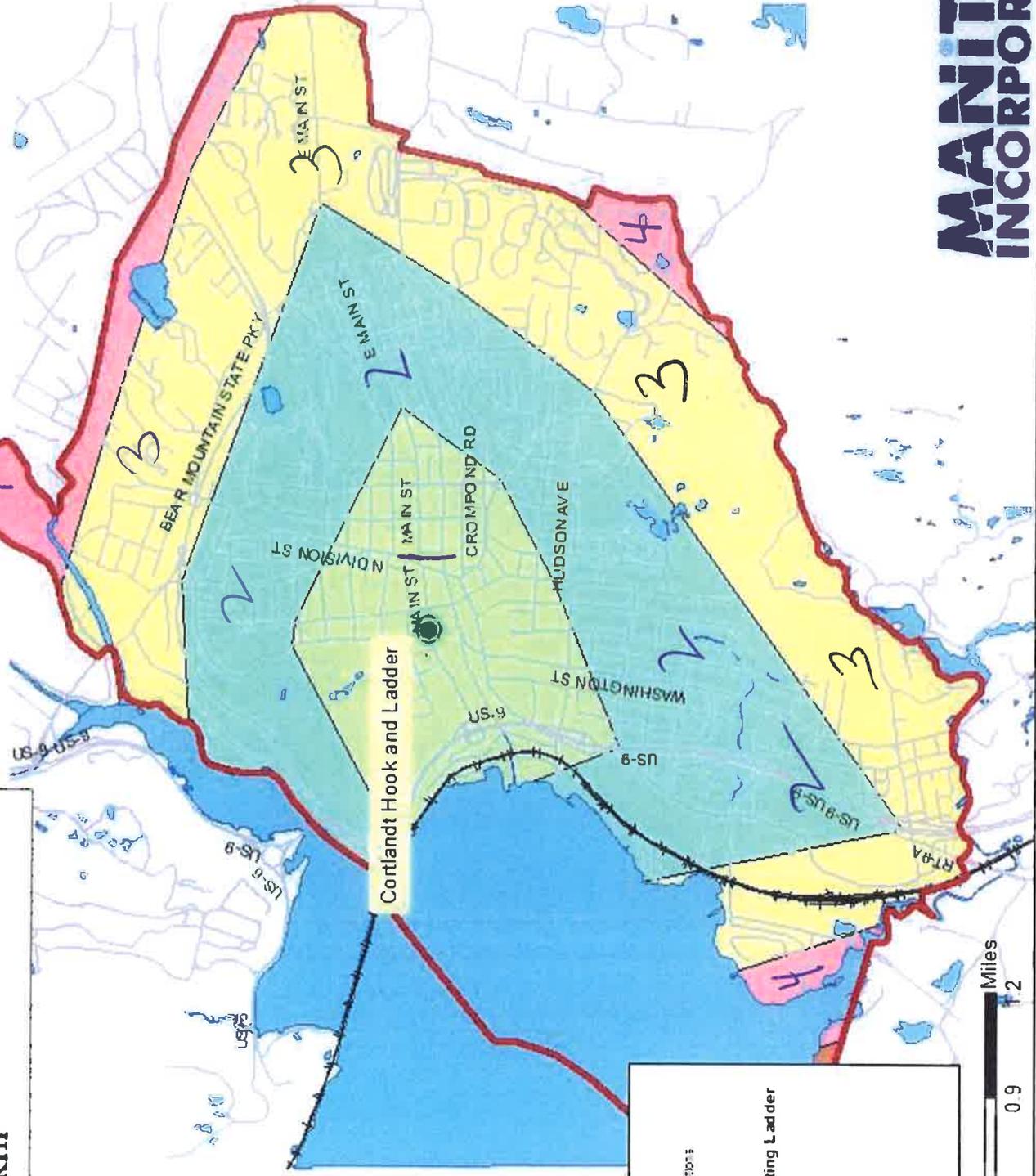
Peekskill Fire District
 Existing Engines - Fire Stations
 Rail
 Streets - City
LOR - First Due Area - Existing Engines
Travel Time
 One Minute
 Two Minutes
 Three Minutes
 Four Minutes
 Five Minutes
 Over 5 Minutes



MANITOU
INCORPORATED



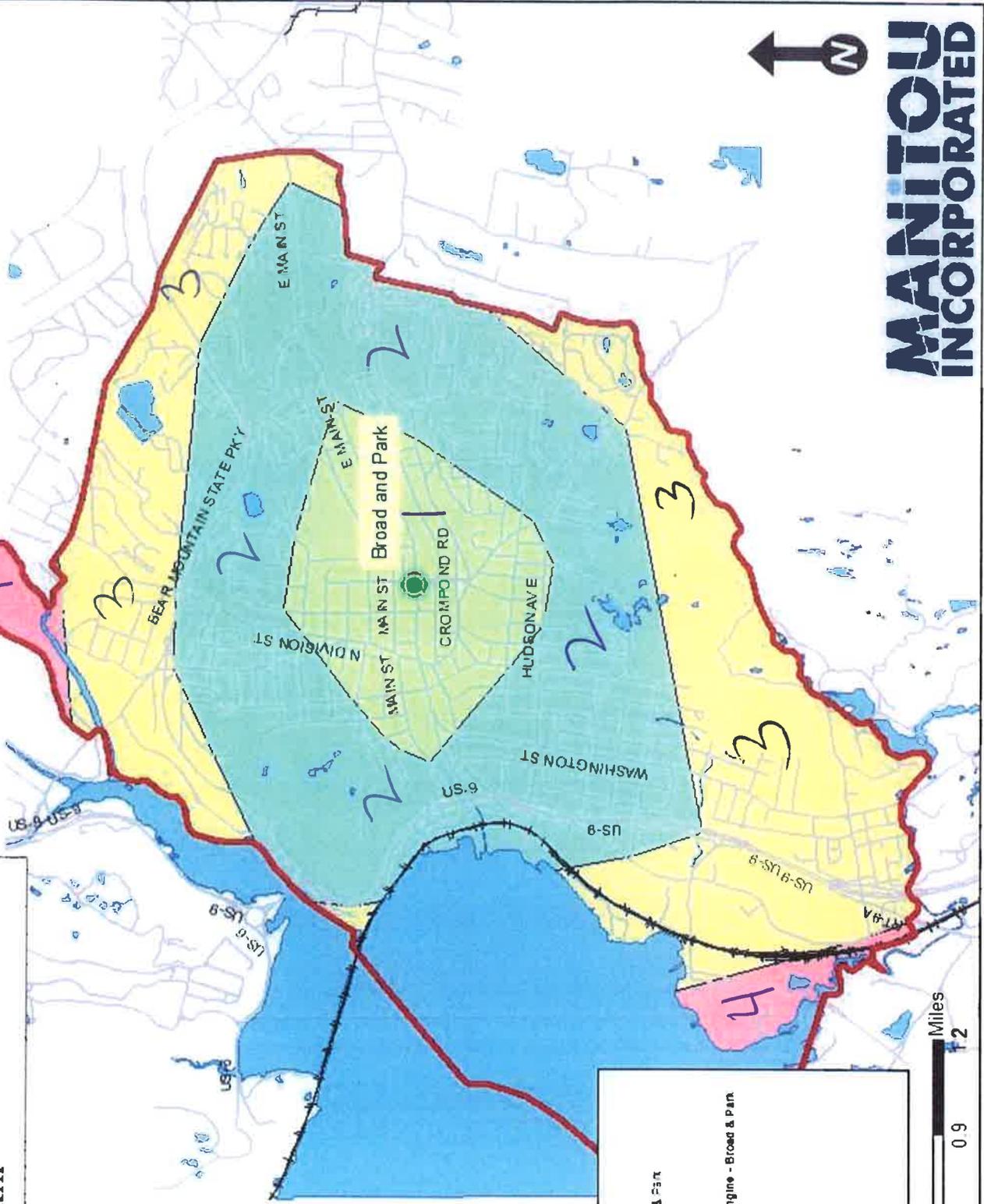
Limits of Response - First Due Area
 Existing Ladder - Main St
 City of Peekskill



Peekskill Fire District
 Existing Ladders - Fire Stations
 Rail
 Streets - City
LOR - First Due Area - Existing Ladder
Travel Time
 One Minute
 Two Minutes
 Three Minutes
 Four Minutes
 Five Minutes
 Over 5 Minutes



Limits of Response - First Due Area
 Proposed Engines - Broad & Park
 City of Peekskill



Peekskill Fire District
 Proposed Engines - Broad & Park

Rail
 Streets - City

LOR - First Due Area - Proposed Engine - Broad & Park

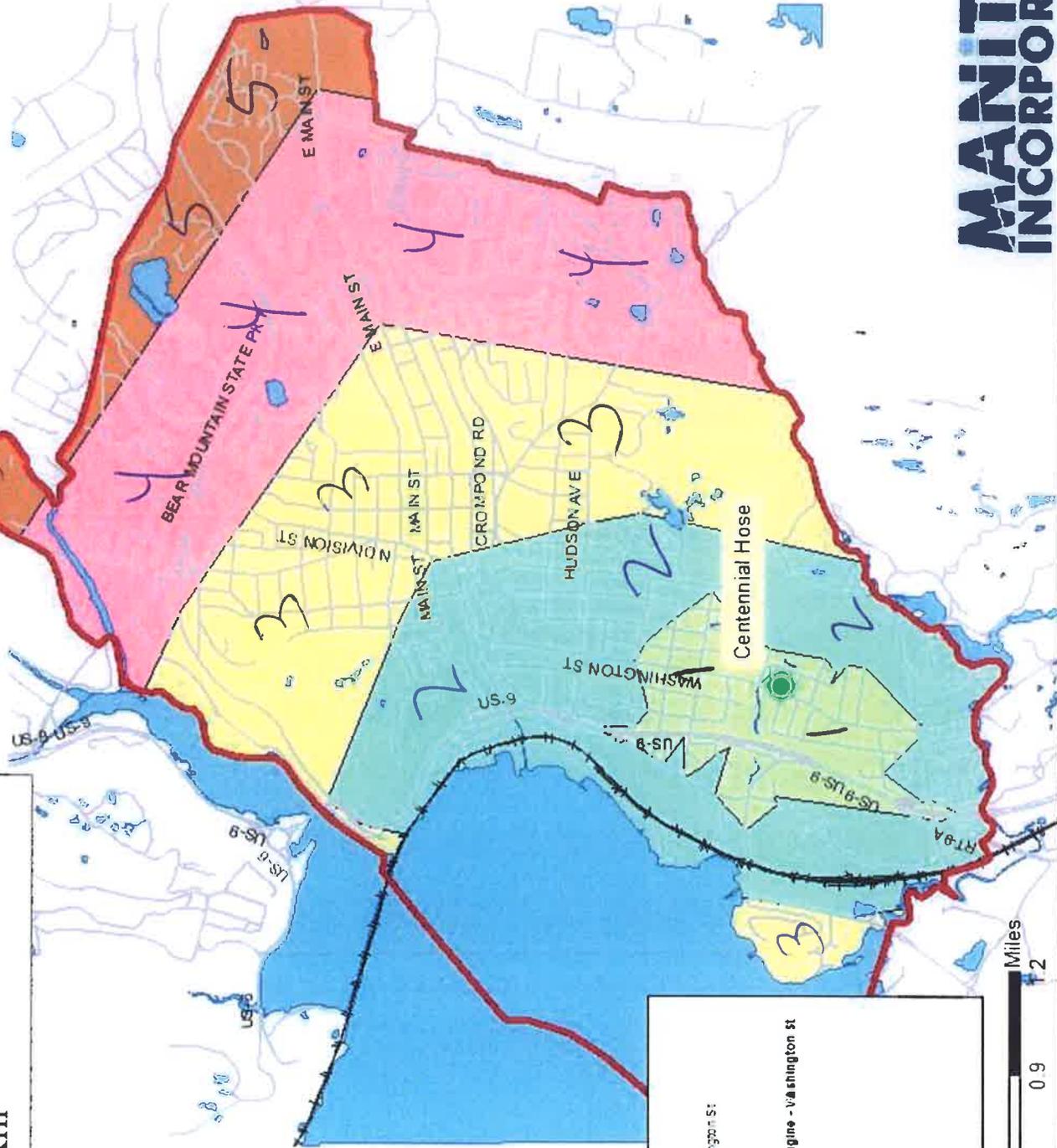
Travel Time

- One Minute
- Two Minutes
- Three Minutes
- Four Minutes
- Five Minutes
- Over 5 Minutes



MANITOU
 INCORPORATED

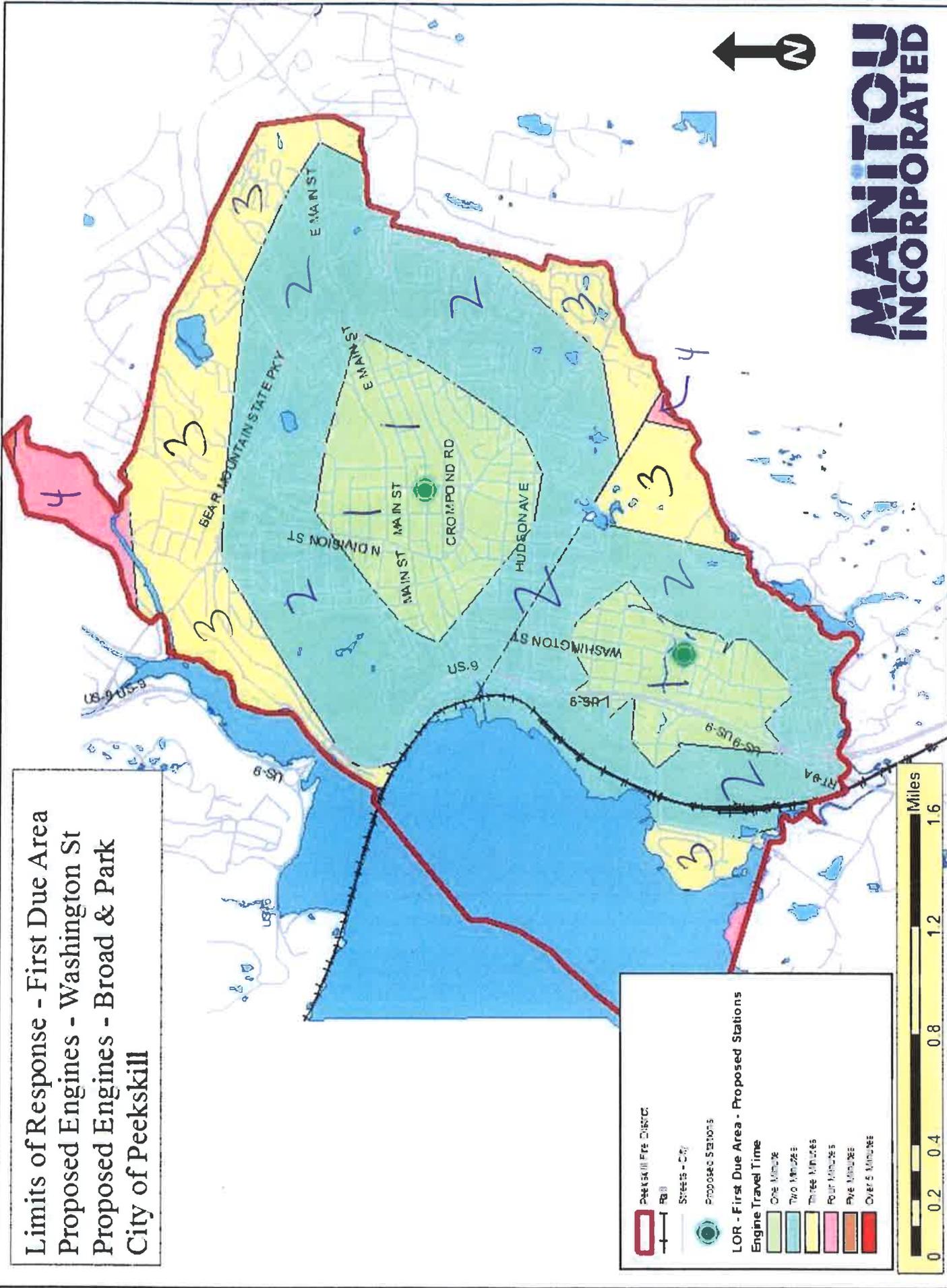
Limits of Response - First Due Area
Proposed Engines - Washington St
City of Peekskill



Peekskill Fire District
 Proposed Engines - Washington St
 Rail
 Streets - City
 LOR - First Due Area - Proposed Engine - Washington St
 Travel Time
 One Minute
 Two Minutes
 Three Minutes
 Four Minutes
 Five Minutes
 Over 5 Minutes



MANITOU
INCORPORATED



Limits of Response - First Due Area
 Proposed Engines - Washington St
 Proposed Engines - Broad & Park
 City of Peekskill

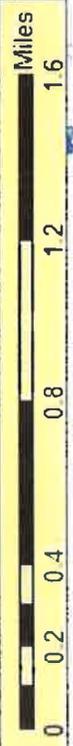
PEEKSKILL FIRE DISTRICT

- City
- Streets - City
- Proposed Stations

LOR - First Due Area - Proposed Stations

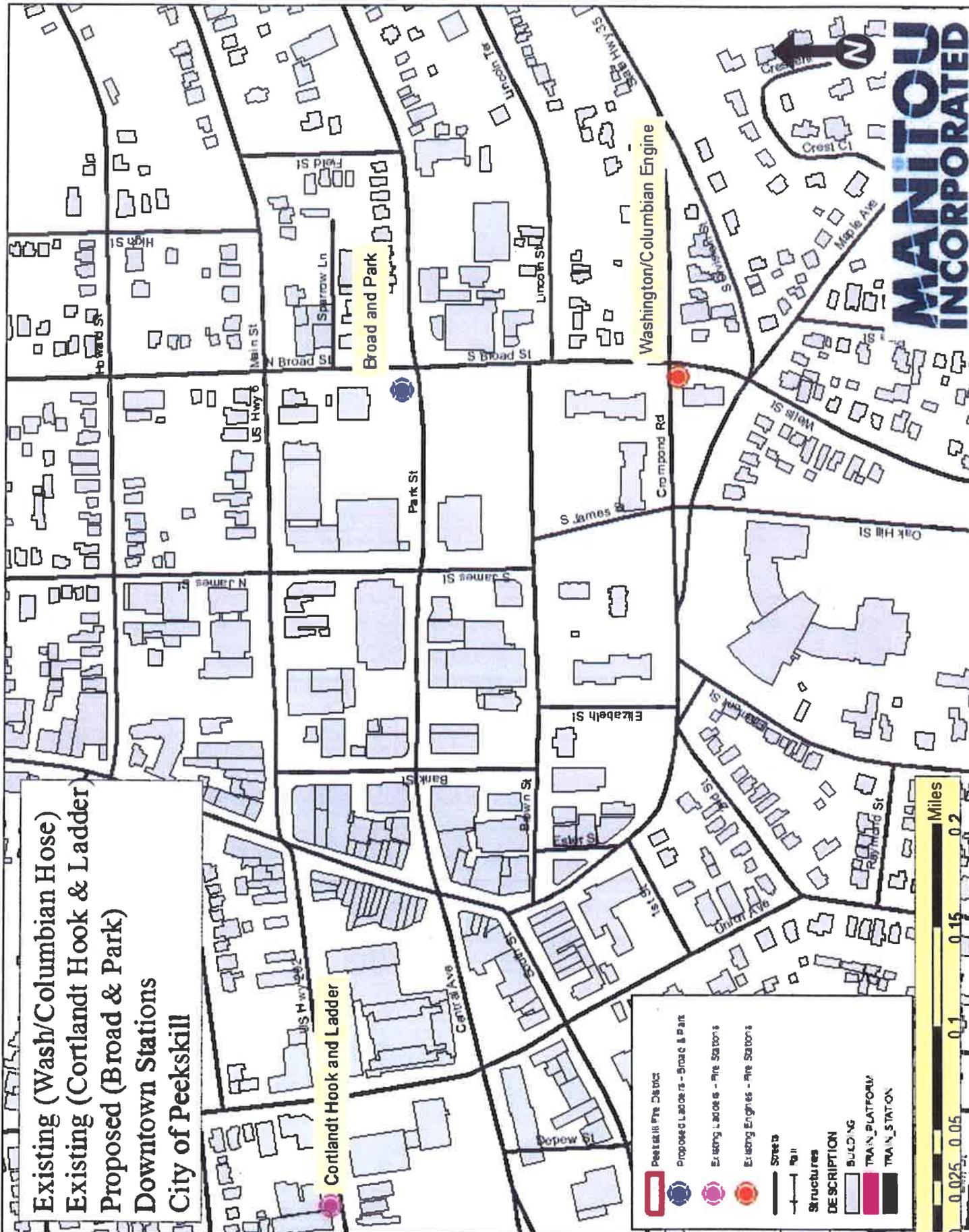
Engine Travel Time

- One Minute
- Two Minutes
- Three Minutes
- Four Minutes
- Five Minutes
- Over 5 Minutes



Recommendation

- Consolidation Makes Sense
 - More flexible use of staff
 - Lower maintenance costs of facilities
- Downtown location at Park and Broad Streets is a good location
- Washington Street station should be retained to provide response coverage for south end of City



Existing (Wash/Columbian Engine)
 Existing (Cortlandt Hook & Ladder)
 Proposed (Broad & Park)
 Downtown Stations
 City of Peekskill

	Peekskill Fire District
	Proposed Ladders - Broad & Park
	Existing Ladders - Fire Stations
	Existing Engines - Fire Stations
	Streets
	Highways
	Structures
DESCRIPTION	
	BUILDING
	TRAIN PLATFORM
	TRAIN STATION



Appendix F:
Correspondence



CITY OF PEEKSKILL
CITY HALL

840 MAIN STREET
PEEKSKILL, NEW YORK 10566

(914) 737-3400
FAX NO (914) 737-2686

August 25, 2010

Ms. Tara Salerno,
NYS Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
Natural Heritage Program
625 Broadway
Albany, New York 12233-4757

Re: Broad Street at Main Street, Peekskill New York

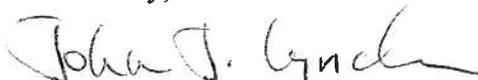
Dear Ms. Salerno:

The City of Peekskill is pursuing plans to construct a central firehouse at the above-referenced location. The location is fully improved and almost entirely covered by buildings and pavements. A map identifying the site and an overhead aerial shot are enclosed. As part of the environmental assessment being completed for the proposal, we are seeking information on rare and endangered species and habitat, and other pertinent information that may be in your files.

Could you please forward to me any information that your office may have with respect to the identified site? You can reach me at 914 734 4215 if you have any questions.

Thank you.

Sincerely,


John J. Lynch, AICP
Consulting Planner

c: Central Firehouse SEQRA
A Ruggiero

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

September 10, 2010

John J. Lynch
City of Peekskill – City Hall
840 Main Street
Peekskill, NY 10566

CITY OF PEEKSKILL
RECEIVED
SEP 14 2010
CITY HALL
PLANNING DEPARTMENT

Dear Mr. Lynch:

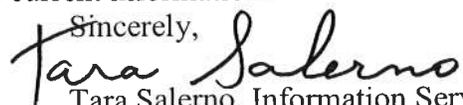
In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Central Firehouse at Broad Street at Main Street, site as indicated on the map you provided, located in the City of Peekskill, Westchester County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

The enclosed report may be included in documents that will be available to the public. However, any enclosed maps displaying locations of rare species are considered sensitive information, and are intended only for the internal use of the recipient; they should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g. regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Tara Salerno, Information Services
New York Natural Heritage Program

Enc.
cc: Region 3

952

Natural Heritage Report on Rare Species and Ecological Communities



NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935

HISTORICAL RECORDS

The following plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier.

There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown and therefore location maps are generally not provided.

If appropriate habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there.

Natural Heritage Report on Rare Species and Ecological Communities



VASCULAR PLANTS

Aplectrum hyemale

Puttyroot

NY Legal Status: Endangered

Federal Listing:

Last Report: 1869-05-25

County: Westchester

Town: Peekskill - City

Location: Peekskill

Directions: Specimen label: Peekskill.

General Quality and Habitat:

NYS Rank: S1 - Critically imperiled

Global Rank: G5 - Secure

EO Rank: Historical, no recent information

Office Use
413

Habitat - Moist, rich deciduous woods

Dynch

Ludwigia sphaerocarpa

Globe-fruited
Ludwigia

NY Legal Status: Threatened

Federal Listing:

Last Report: 1840-08

County: Westchester

Town: Peekskill - City

Location: Peekskill

Directions: Peekskill.

General Quality and Habitat:

NYS Rank: S2 - Imperiled

Global Rank: G5 - Secure

EO Rank: Historical, no recent information

Office Use
6227

Habitat: Coastal Plain Ponds
set in Pine Barrens

Dynch



Onosmodium virginianum

Virginia False
Gromwell

NY Legal Status: Endangered

NYS Rank: S1 - Critically imperiled

Office Use
3202

Federal Listing:

Global Rank: G4 - Apparently secure

Last Report: 1868-07

EO Rank: Historical, no recent
information

County: Westchester
Town: Peekskill - City
Location: Peekskill
Directions: Peekskill, roadside.
General Quality and Habitat: Roadside.

Habitat: Inland Red cedar
Barrens
Dyck

Platanthera hookeri

Hooker's Orchid

NY Legal Status: Endangered

NYS Rank: S1 - Critically imperiled

Office Use
4641

Federal Listing:

Global Rank: G4 - Apparently secure

Last Report: 1860-06-20

EO Rank: Historical, no recent
information

County: Westchester
Town: Peekskill - City
Location: Peekskill
Directions: Woods near Peekskill.
General Quality and Habitat:

Habitat: Moist woodlands +
forests
Dyck

4 Records Processed

More detailed information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org, from NatureServe Explorer at <http://www.natureserve.org/explorer>, from NYSDEC at <http://www.dec.ny.gov/animals/7494.html> (for animals), and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).



CITY OF PEEKSKILL
RECEIVED

MAY 23 2011

CITY HALL
PLANNING DEPARTMENT

Robert P. Astorino
County Executive

Cheryl Archbald MD MPH
Acting Commissioner of Health

May 19, 2011

Anthony Ruggiero, AICP
Director of Planning
Department of Planning and Development
City of Peekskill
840 Main Street
Peekskill, NY 10566

RE: Proposed Central Firehouse at Main Street

Dear Mr. Ruggiero:

The Westchester County Department of Health (WCDH) has reviewed the submitted Environmental Assessment Form for the above referenced development and has the following comments.

1. *Brief Description of Action (page 2 "The action would include the acquisition and demolition of a total of approximately 23,950 square feet of existing improvements including a 2.5-story residential and commercial structure comprising approximately 2,750 square feet on a 50 x 140 (7,000) square foot lot (Lot 1), a one-story 4,000 square foot commercial structure on a 50 x 138 (6,900) square foot lot (Lot 2), and 17,200 square feet of floor area of a one-story, 51,800 square foot local shopping center (Crossroads shopping center) comprising six (6) store spaces. (Lot 3)."*

The proposed development may require approval as a realty subdivision from this Department in accordance with Article X of the Westchester County Sanitary Code.

Any proposed public water main extension(s) to serve this development will require approval from this Department in accordance with Article VII, Section 873.707 of the Westchester County Sanitary Code.

Any proposed public sewer main extension(s) to serve this development will require approval from this Department in accordance with Article XXII, Section 873.2202 of the Westchester County Sanitary Code.

Should you have any questions please feel free to contact this writer at 914-813-5149.

Respectfully,

Natasha Court, PE
Associate Engineer
Bureau of Environmental Quality

cc: Lou Carrea, PE
Delroy Taylor, PE
J. Carlos Torres
File



Robert P. Astorino
County Executive

County Planning Board

May 9, 2011

Anthony Ruggiero, AICP, Director of Planning
Department of Planning and Development
City of Peekskill
840 Main Street
Peekskill, NY 10566-2099

Subject: Referral File No. PKS 11-005 – Central Fire House; Designation of Lead Agency

Dear Mr. Ruggiero:

The Westchester County Planning Board has received a notification of designation of Lead Agency pursuant to the NYS Environmental Quality review Act (SEQR) and supporting materials for the proposed construction of a 36,483 square foot Central Fire House for the City of Peekskill. The new facility is described as intended to consolidate both fire protection and emergency medical service (EMS) operations into a central facility. Currently those services are coordinated out of five firehouses scattered throughout the city. As part of the consolidation plan, four of those facilities would close, with the remaining facility (on Washington Street) remaining as a sub-station to provide service to the southern portion of the city.

The proposed Central Fire House would involve the acquisition of approximately 1.5 acres of land located on the south side of Main Street (US Route 6 – County Road 25) west of Broad Street. This land comprises two tax lots and a portion of a third and currently contains 23,950 square feet of commercial and residential space which is proposed to be demolished. While much of this space is currently vacant, seven businesses and the residents of two apartments would be displaced by the proposed project.

The submission identifies the applicant as the City of Peekskill and notes that subdivision and site plan approval will be required from the Peekskill Planning Board.

We have no objection to the Peekskill Common Council assuming Lead Agency status for this project.

We look forward to receiving additional materials, including proposed site plans, as they become available as this proposal moves through the review process. The County Planning Board review will be coordinated with appropriate Westchester County departments and referral response letters will include comments from all County agencies. We recommend that the County Department of Public

Works and Transportation (formerly two separate departments) be listed as an involved agency due to the site's frontage along Main Street (County Road 25) and the fact that Bee-Line buses stop adjacent to the front of the site.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

For:

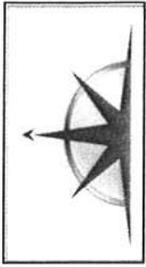
By:



Edward Buroughs, AICP
Commissioner

EEB/LH

cc: Michael Dispenza, Contract Administrator, County Department of Public Works and Transportation
Michael Swee, Associate Planner, County Department of Public Works and Transportation



John J. Lynch AICP

14 Spring Street

Hastings-on-Hudson, New York 10706

914 / 478 0800 914 / 478 7287 (fax)

Volleyurb@aol.com www.johnjlynchaicp.com

June 18, 2012

Mr. Ken Markunas
New York State Office of Parks, Recreation and Historic Preservation
Field Services Bureau
Peebles Island Resource Center
PO Box 189
Waterford, New York 12188-0189

Re: City of Peekskill Central Firehouse Project

Dear Ken:

Hi. I hope this letter finds you well. The City of Peekskill Common Council has prepared a Draft EIS for the City's Central Firehouse project. The project involves acquisition of property to support a newly constructed Central Firehouse that would house the majority of the City's emergency response staff and equipment. The property is located within the City's locally designated downtown historic district; the National Register-designated downtown historic district lies across Main Street (US Route 6 and NYS 202 / 35) from the proposed project site.

A Full EAF and Notice of Lead Agency, and Expanded EAF were circulated to your agency in 2011 on this project. No comments were received at that time. A copy of the Draft EIS will also be forwarded to NYS OPRHP within the next several weeks.

No Federal or state funds are being used for this project. Nor are any approvals needed from any Federal or State agency. The NYS DEC will be notified of the start of construction and a satisfactory Stormwater Pollution Prevention Plan will need to be filed with the agency.

The site currently supports a mixed use residential structure, a concrete and cinderblock commercial structure and portions of the Crossroads Plaza shopping center and parking area. With the exception of the former residential structure located at the southwestern corner of Main Street and North Broad Street, none of the structures to be acquired has historic significance. The former residential structure (known by its address - 1141 Main Street) was considered a contributing element when inventoried in 2000 for the local historic district. It currently retains much of its architectural integrity, although it has been compromised in recent years.

Mr. Ken Markunas
Page two

I am enclosing the following for your review and files:

- the Project Review Cover Form
- Pertinent project and cultural resource information from the Draft EIS
- Site and Project information (maps and figures)
- Photographs of the structures
- Structural Inventory sheet for 1141 Main Street, and table from inventory report

Could your office please review the attached information and provide us with your comments?

You may contact me for additional information or if you have any questions. You may contact me at 917 647 2855 in addition to the office number. Mr. Anthony Ruggiero, AICP, the City's Director of Planning, is the City official responsible for this project.

At this time it is anticipated that a public hearing will be held on this project at Peekskill City Hall on July 23, 2012. Written comments will be accepted until August 2, 2012. Please provide comments by August 2, 2012 if possible.

Thank you very much for your efforts on this matter. I look forward to hearing from you.

Sincerely,



John J. Lynch AICP

c. A. Ruggiero, City of Peekskill w/ Project Review Cover Form



New York State Office of Parks, Recreation and Historic Preservation Historic Preservation Field Services Bureau

Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
Delaware Avenue, Cohoes 12047 (Delivery)

(518) 237-8643

PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of any and all information submitted to this office for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER _____ PR _____

COUNTY _____

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.

If you have checked this box you will need to complete ALL of the following information.

Project Name City of Peebles Hill Central Firehouse

Location Main Street and North Board Street
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village Peebles Hill
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Westchester
If your undertaking* covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

No Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
<u>NYS DEC</u>	<u>SWPPP</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Westchester County</u>	<u>roadway work, County roadway</u>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

B. Have you consulted the NYSHPO web site at ****<http://nysparks.state.ny.us>** to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

Yes No

Was the project site wholly or partially included within an identified archeologically sensitive area?

Yes No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places?

Yes No

CONTACT PERSON FOR PROJECT

Name Anthony Ruggiero AICP Title Director of Planning

Firm/Agency City of Peebles Hill Dept of Planning + Development

Address 840 Main Street City Peebles Hill STATE NY Zip 10566

Phone (914) 734-4210 Fax (914) 737-2688 E-Mail ARuggiero@cityofpeebleshill.com

**<http://nysparks.state.ny.us> then select HISTORIC PRESERVATION then select On Line Resources

*also may contact: John Lynch, AICP 914 418 0800 / 917 647 2855

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

regulations on line at:
<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

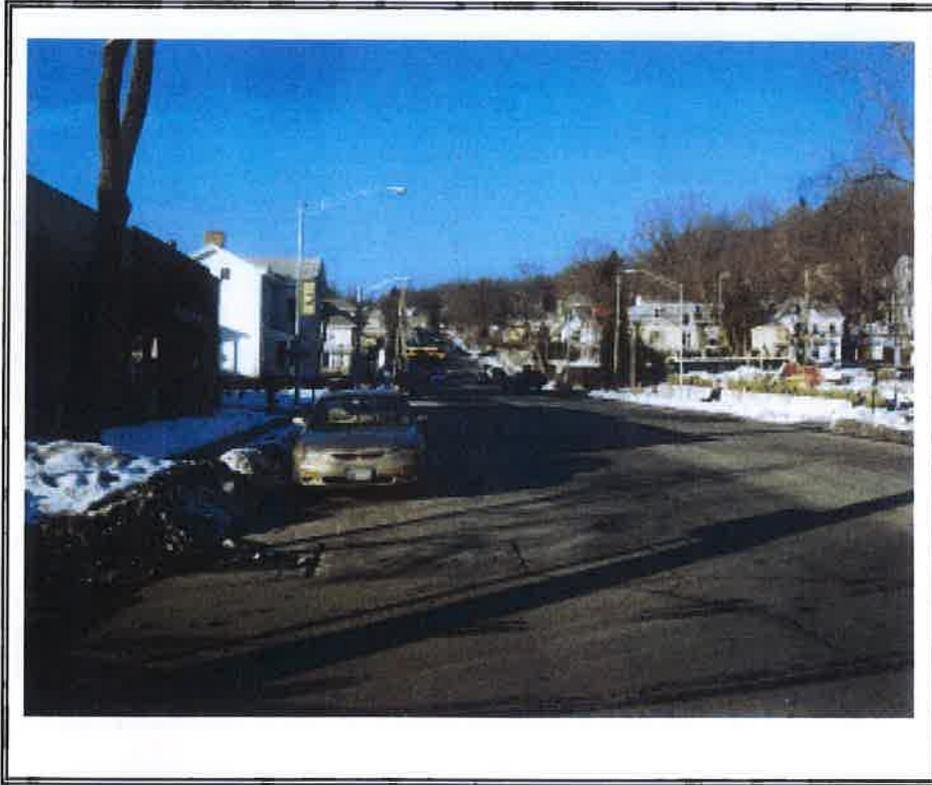
-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

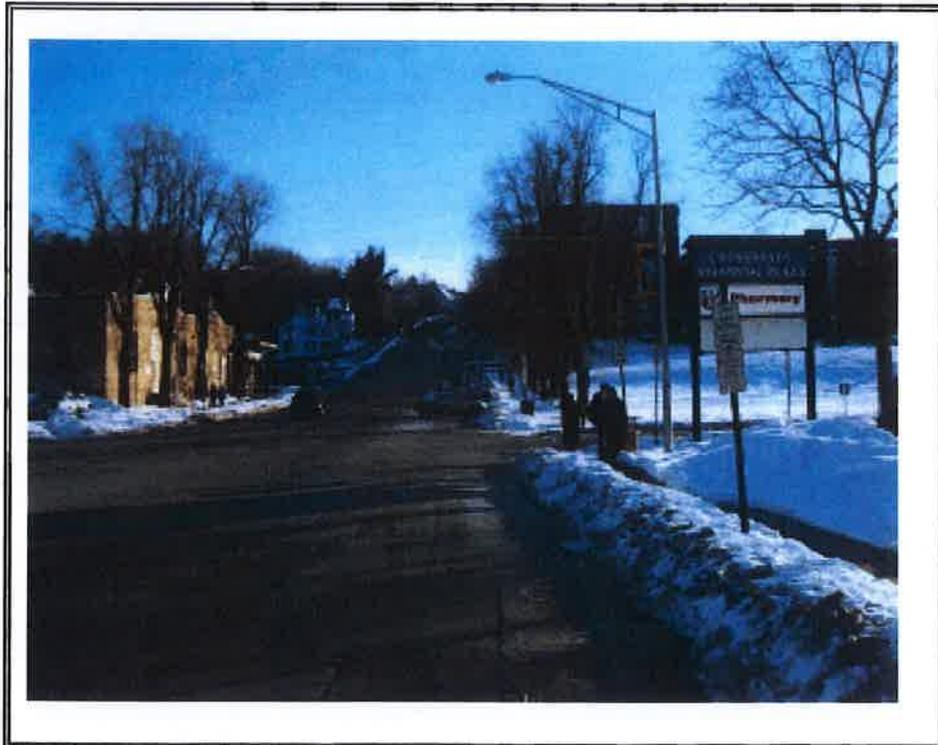
***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

Appendix G:
Property Photographs

SUBJECT PHOTOGRAPHS



BROAD STREET SOUTHBOUND, SUBJECT AT LEFT

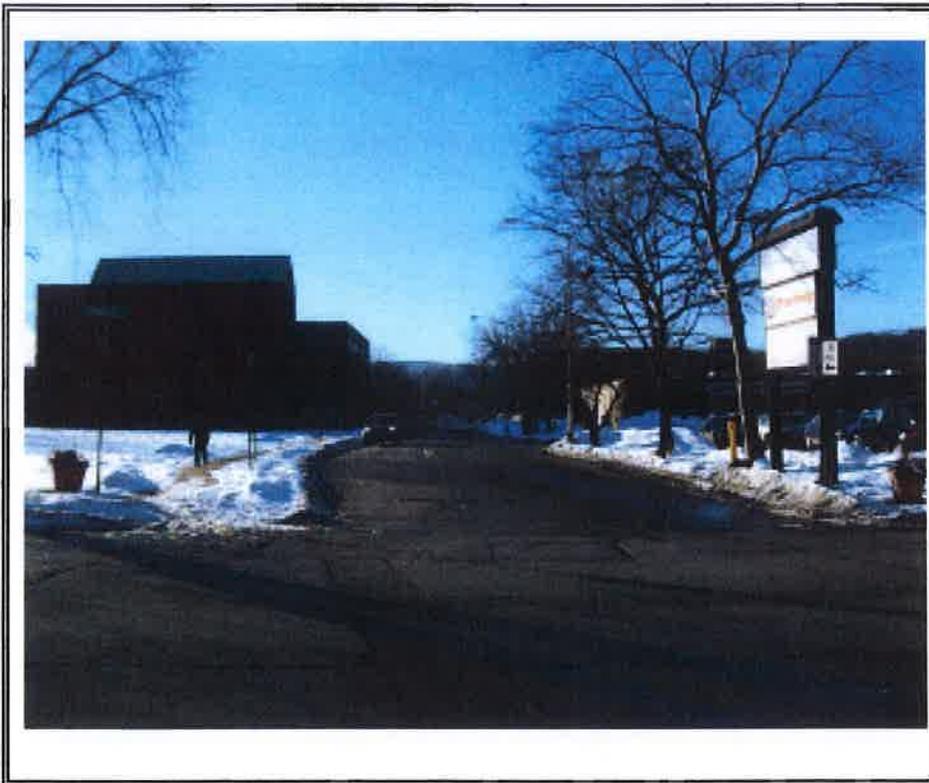


BROAD STREET NORTHBOUND, SUBJECT AT IMMEDIATE RIGHT

SUBJECT PHOTOGRAPHS



VIEW OF SHOPPING CENTER, LOOKING WEST FROM BROAD STREET

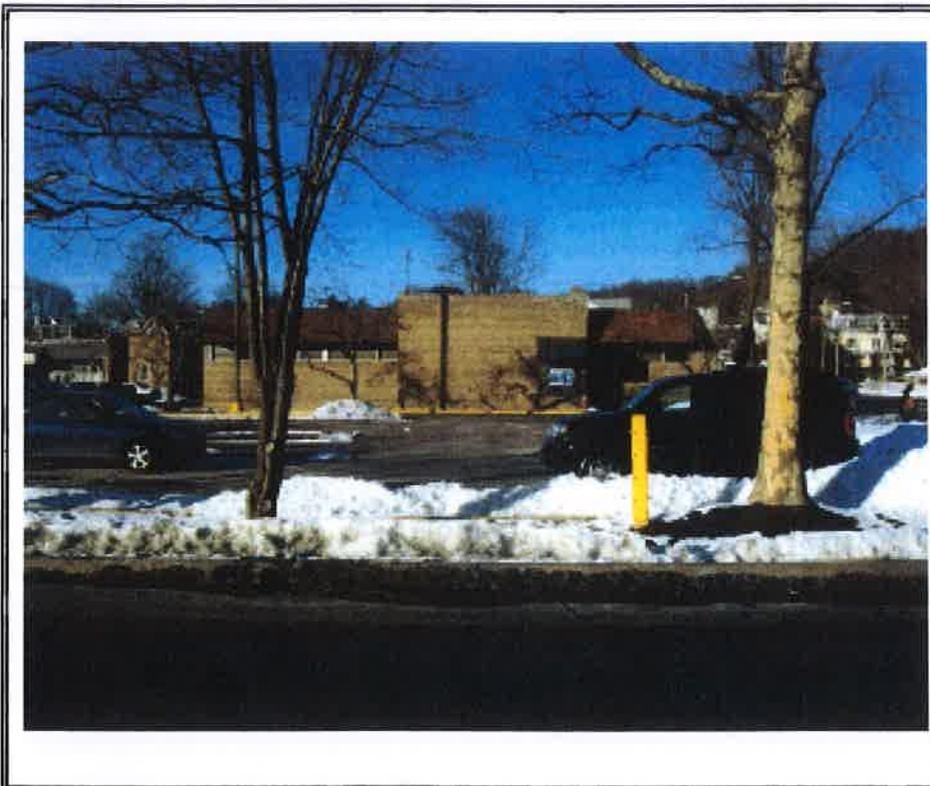


PARK STREET WESTBOUND, CROSSROADS PLAZA CENTER AT RIGHT

SUBJECT PHOTOGRAPHS

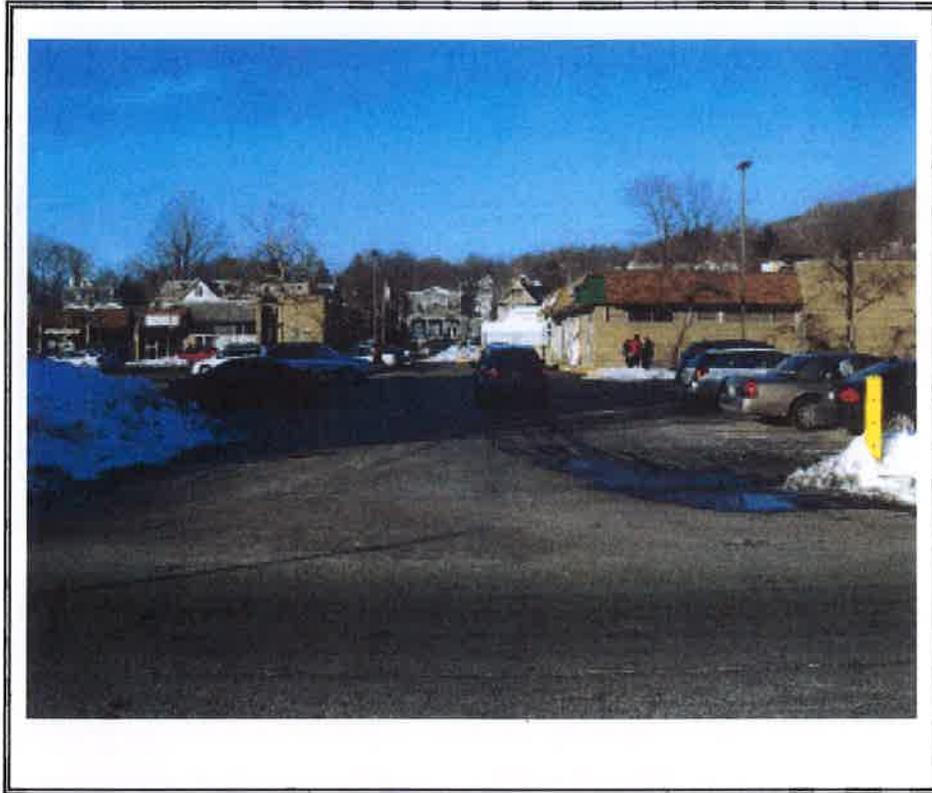


VIEW LOOKING NORTHWEST, FROM CORNER OF BROAD AND PARK

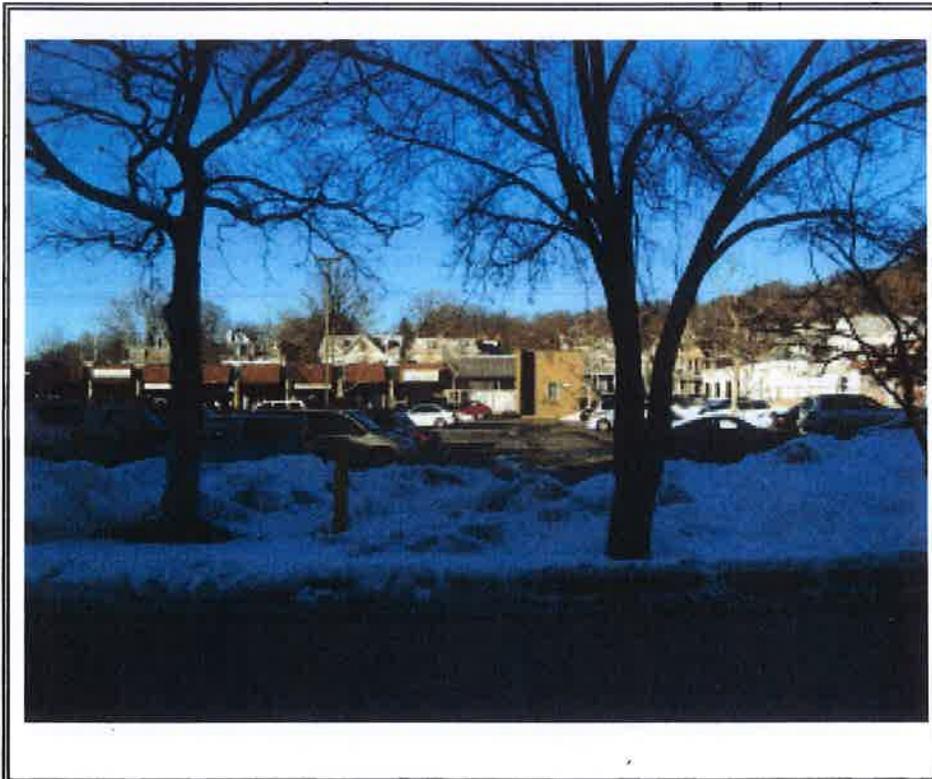


VIEW OF CENTER LOOKING NORTH, BROAD STREET AT RIGHT

SUBJECT PHOTOGRAPHS

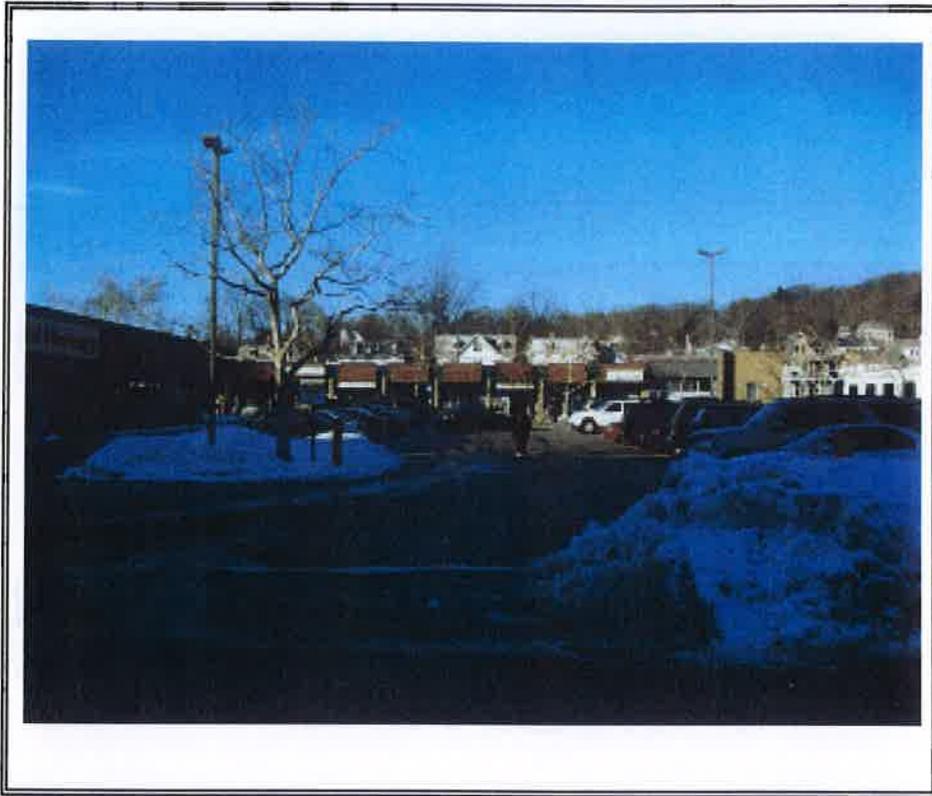


ENTRANCE TO CENTER FROM PARK STREET



NORTHERLY VIEW FROM PARK STREET, EAST OF LINE OF PROPOSED TAKING

SUBJECT PHOTOGRAPHS

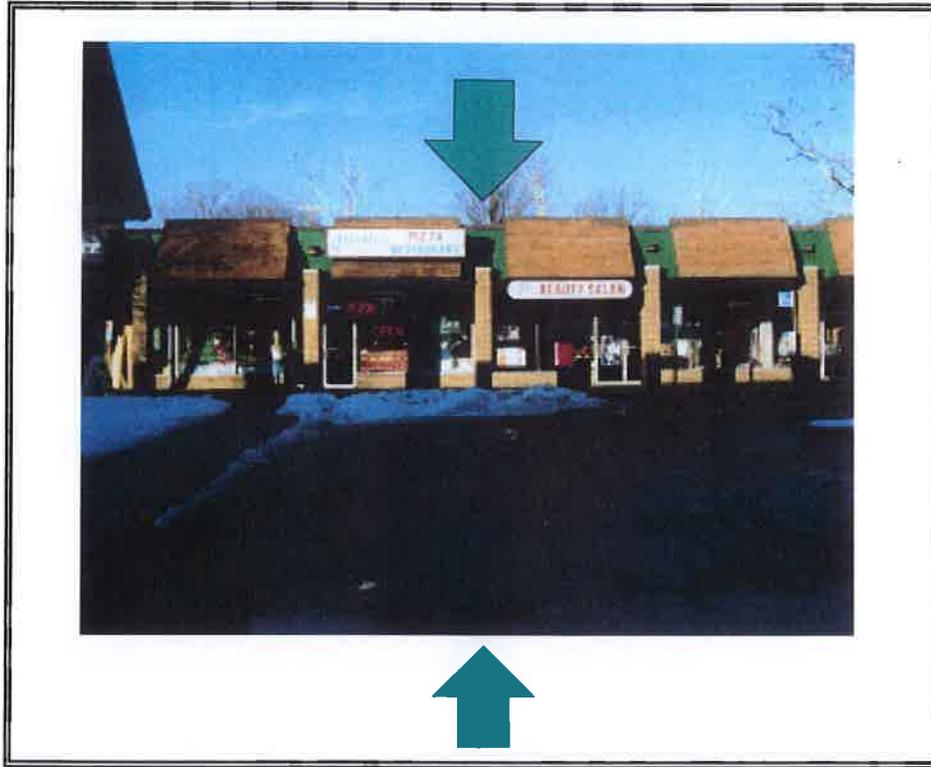


NORTHERLY VIEW FROM PARK STREET, WEST OF LINE OF PROPOSED TAKING

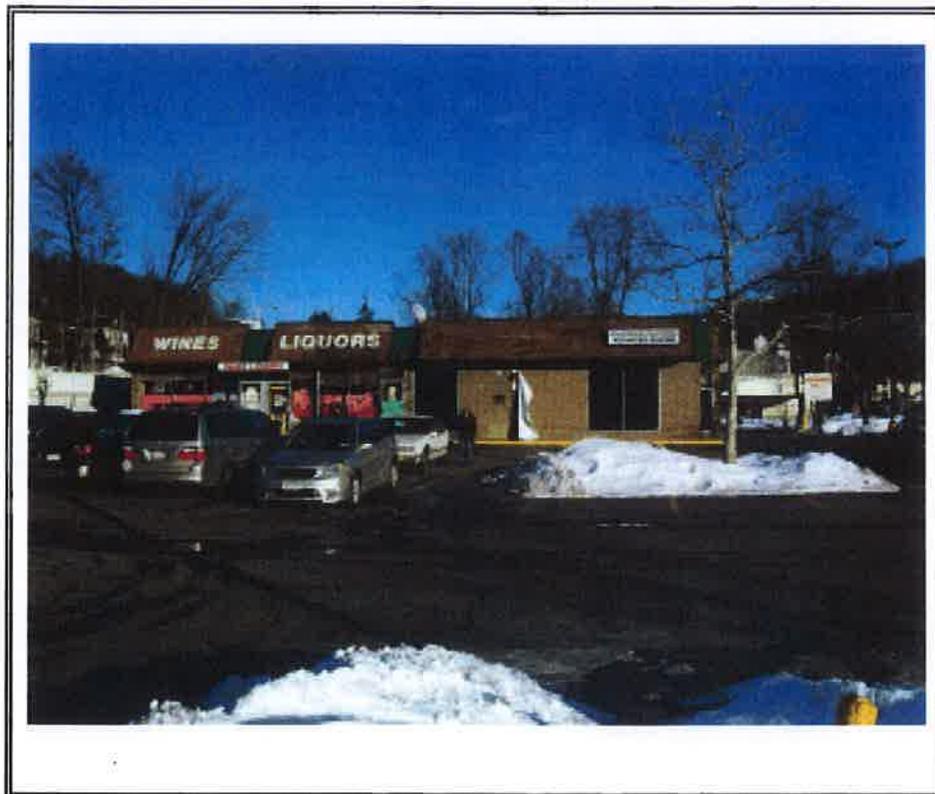


CLOSE UP VIEW, LOOKING NORTH; WEST OF TAKING LINE

SUBJECT PHOTOGRAPHS



TAKING LINE AREA - PIZZA STORE REMAINS, BEAUTY STORE TAKEN.

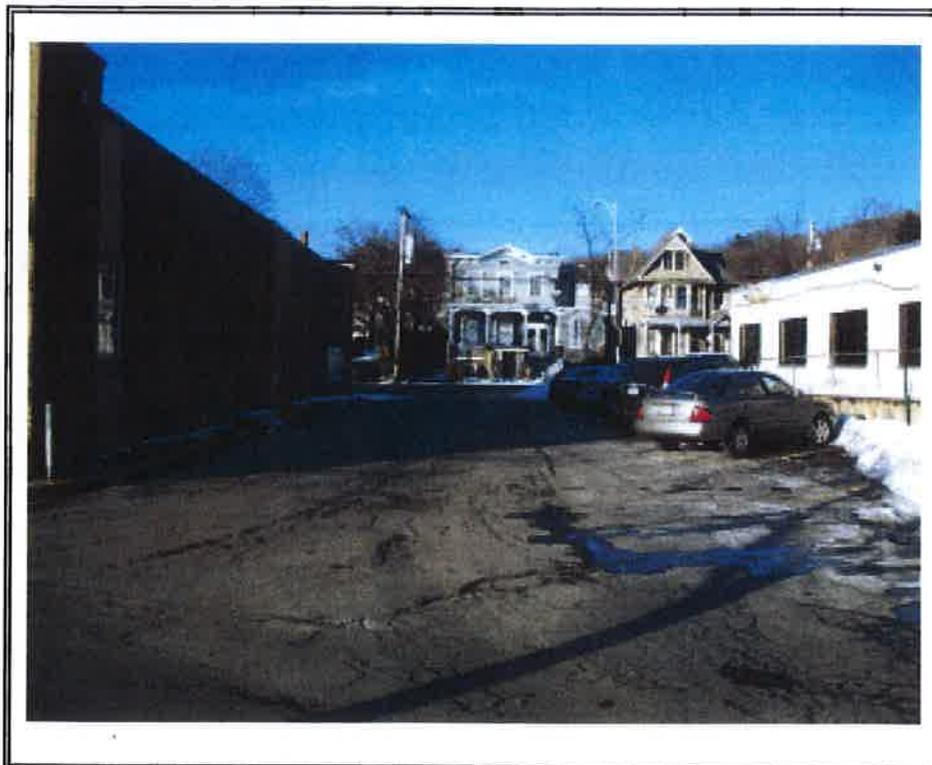


CENTER'S STAND-ALONE BUILDING, NEAR BROAD STREET;
(BUILDING AND UNDERLYING LAND TO BE FULLY TAKEN)

SUBJECT PHOTOGRAPHS



ENTRANCE TO CENTER FROM BROAD STREET



MAIN STREET ENTRANCE/EXIT TO CENTER

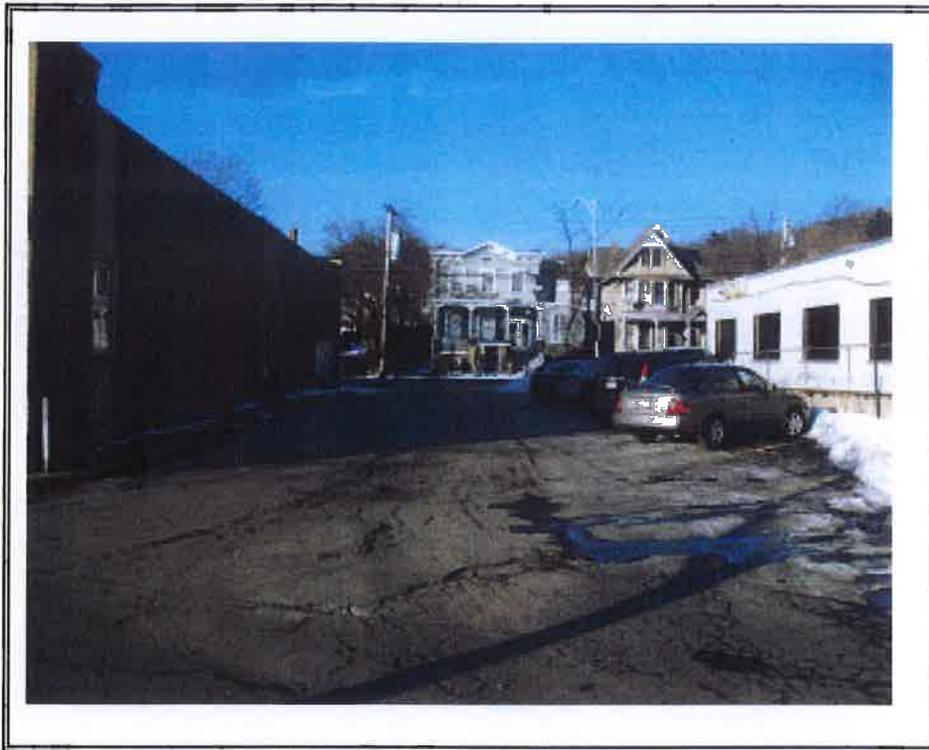
SUBJECT PHOTOGRAPHS



VIEW OF PROPERTY FROM MAIN STREET



REAR VIEW OF PROPERTY FROM ADJACENT SHOPPING CENTER DRIVEWAY

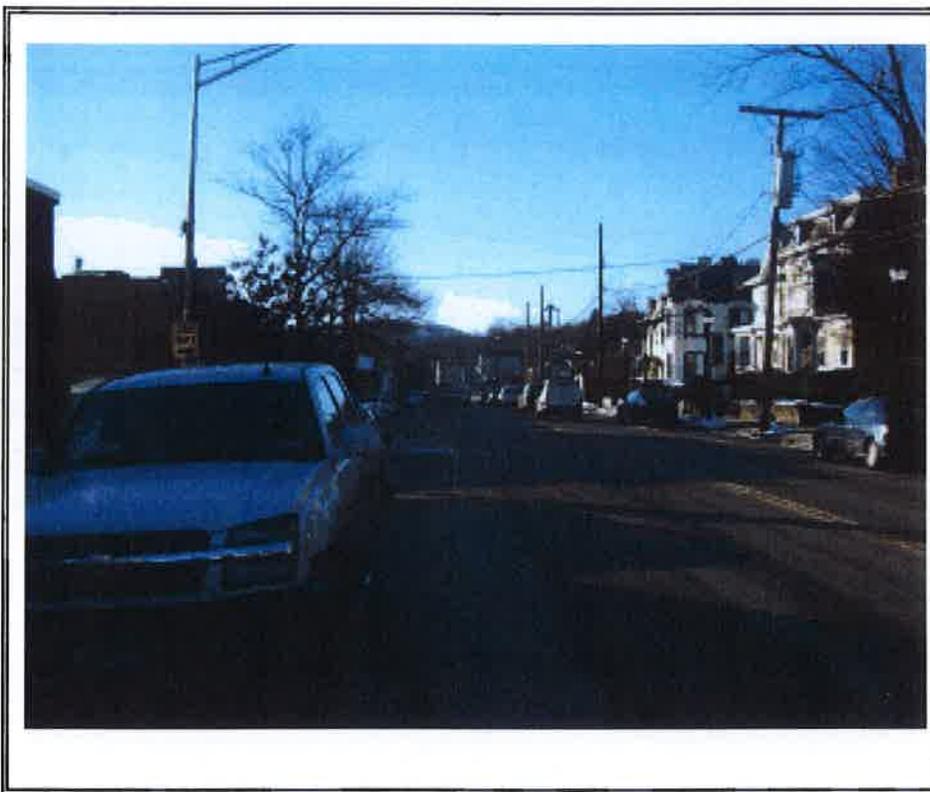
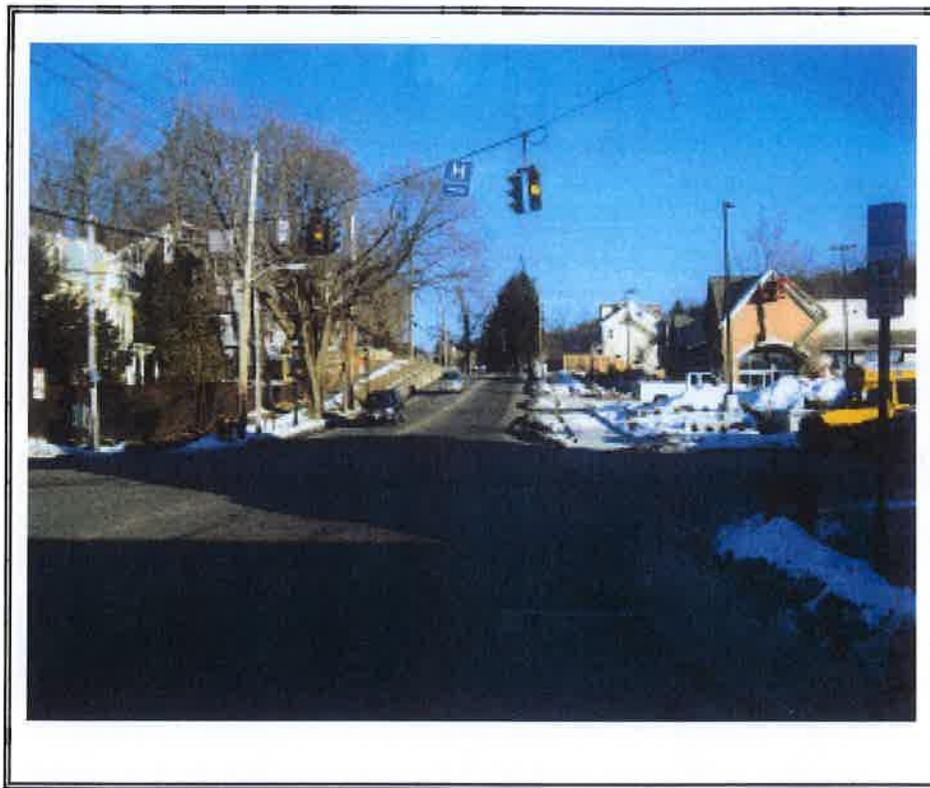


SHOPPING CENTER DRIVEWAY - SUBJECT AT RIGHT



REAR OF PROPERTY AND SHOPPING CENTER ENTRANCE

SUBJECT PHOTOGRAPHS



MAIN STREET WESTBOUND, SUBJECT AT LEFT

SUBJECT PHOTOGRAPHS

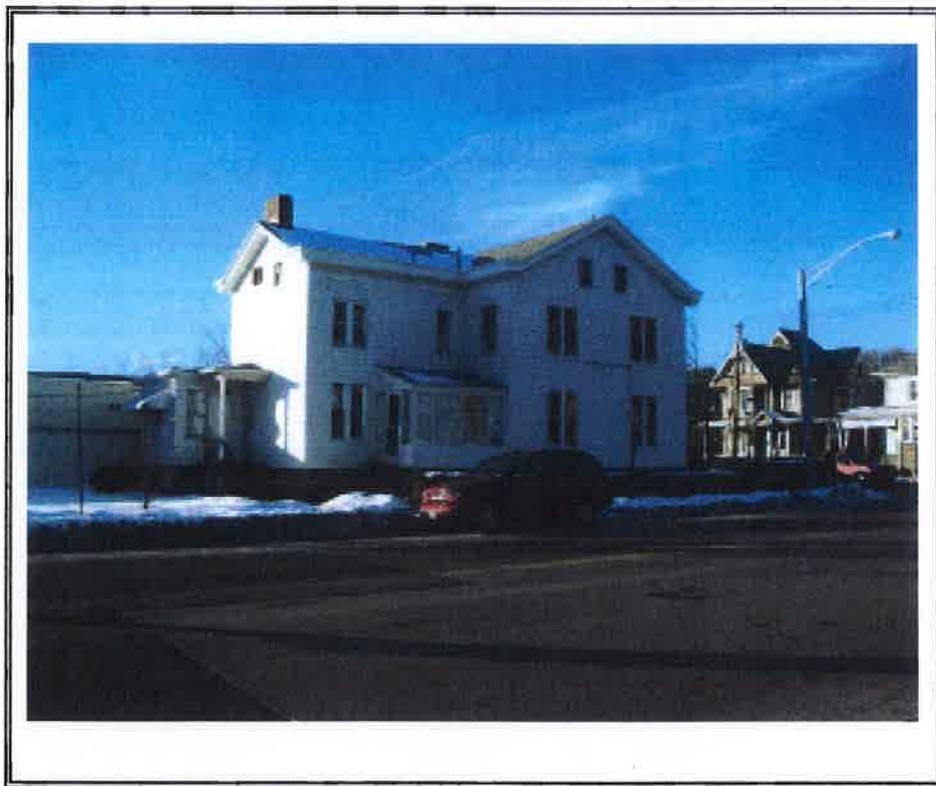


VIEW OF FRONT OF PROPERTY



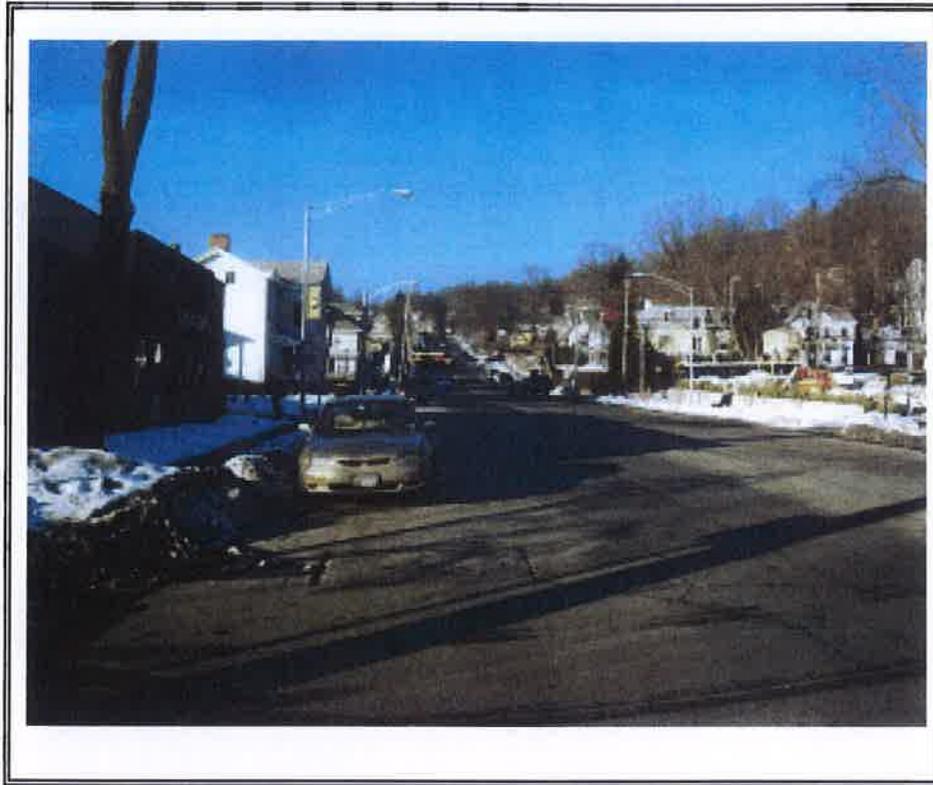
VIEW OF PROPERTY FROM CORNER

SUBJECT PHOTOGRAPHS

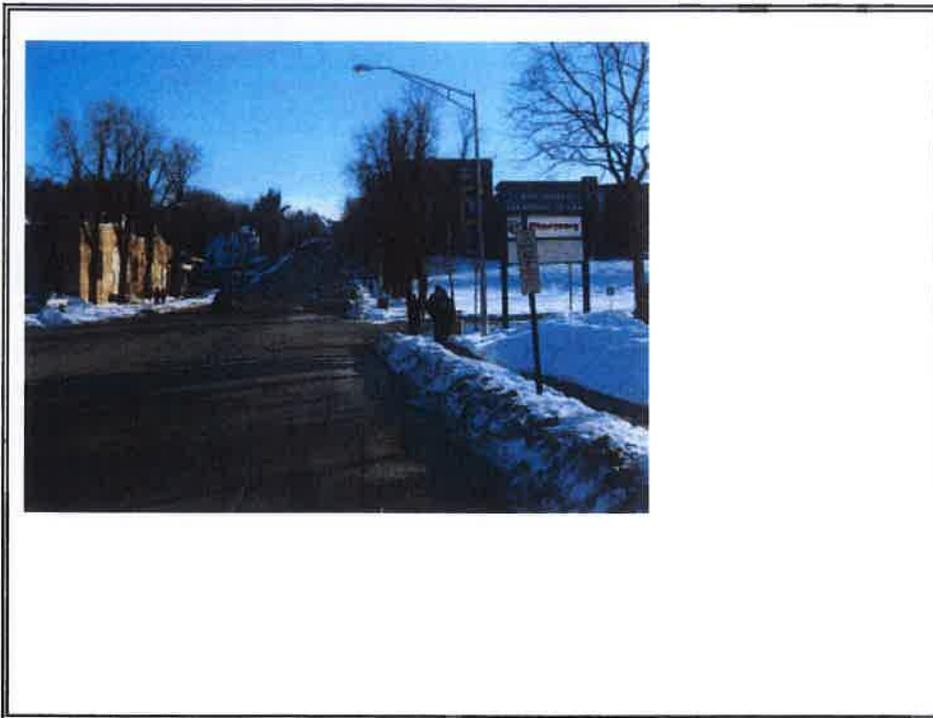


VIEW OF PROPERTY FROM BROAD STREET

SUBJECT PHOTOGRAPHS



STREET SCENE, BROAD STREET NORTHBOUND

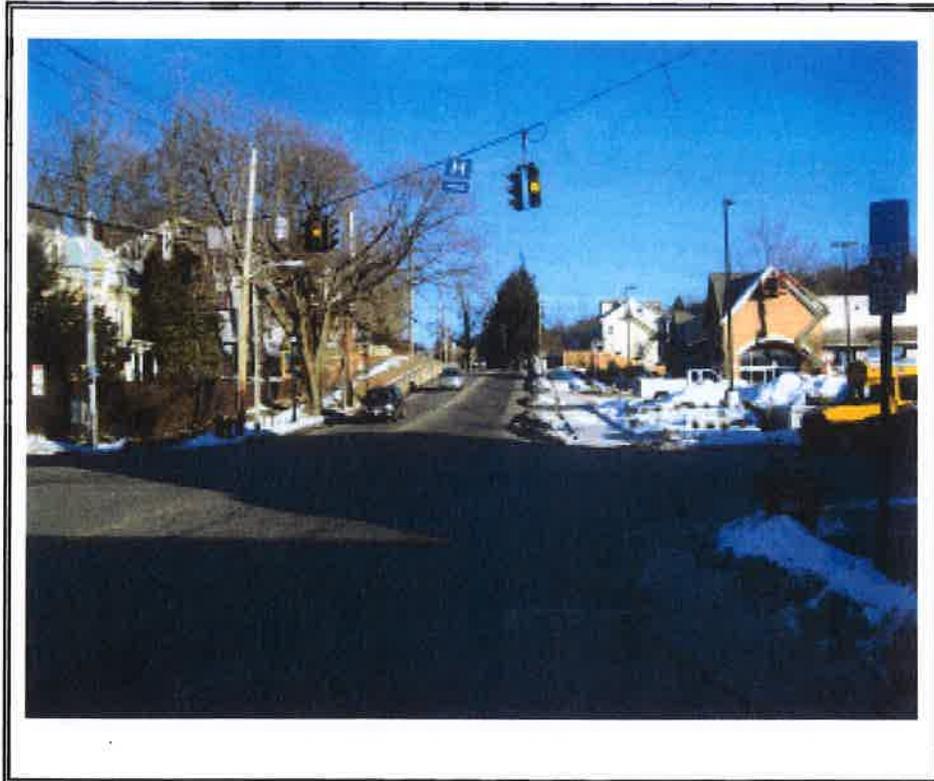


BROAD STREET SOUTHBOUND

SUBJECT PHOTOGRAPHS



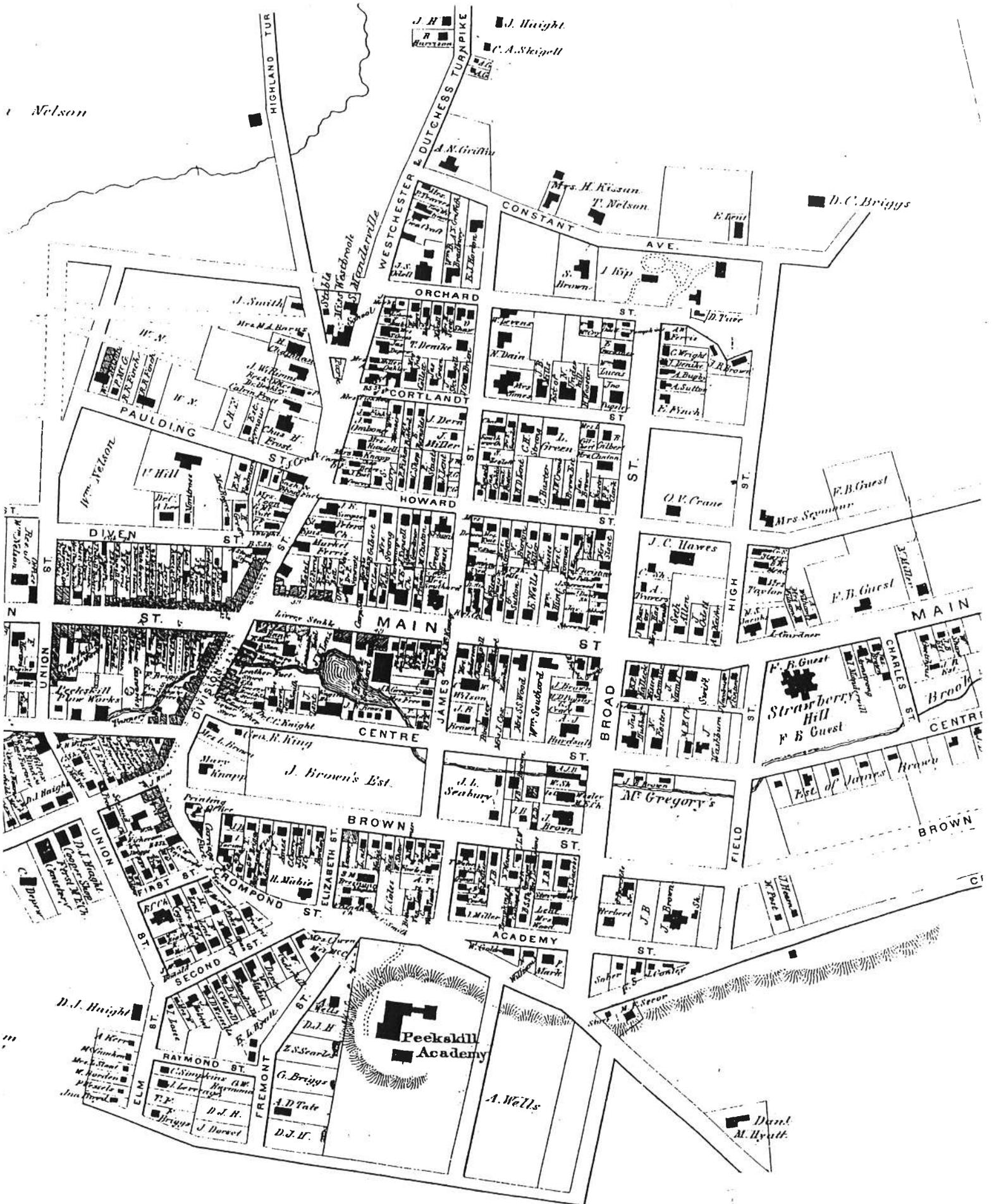
MAIN STREET WESTBOUND



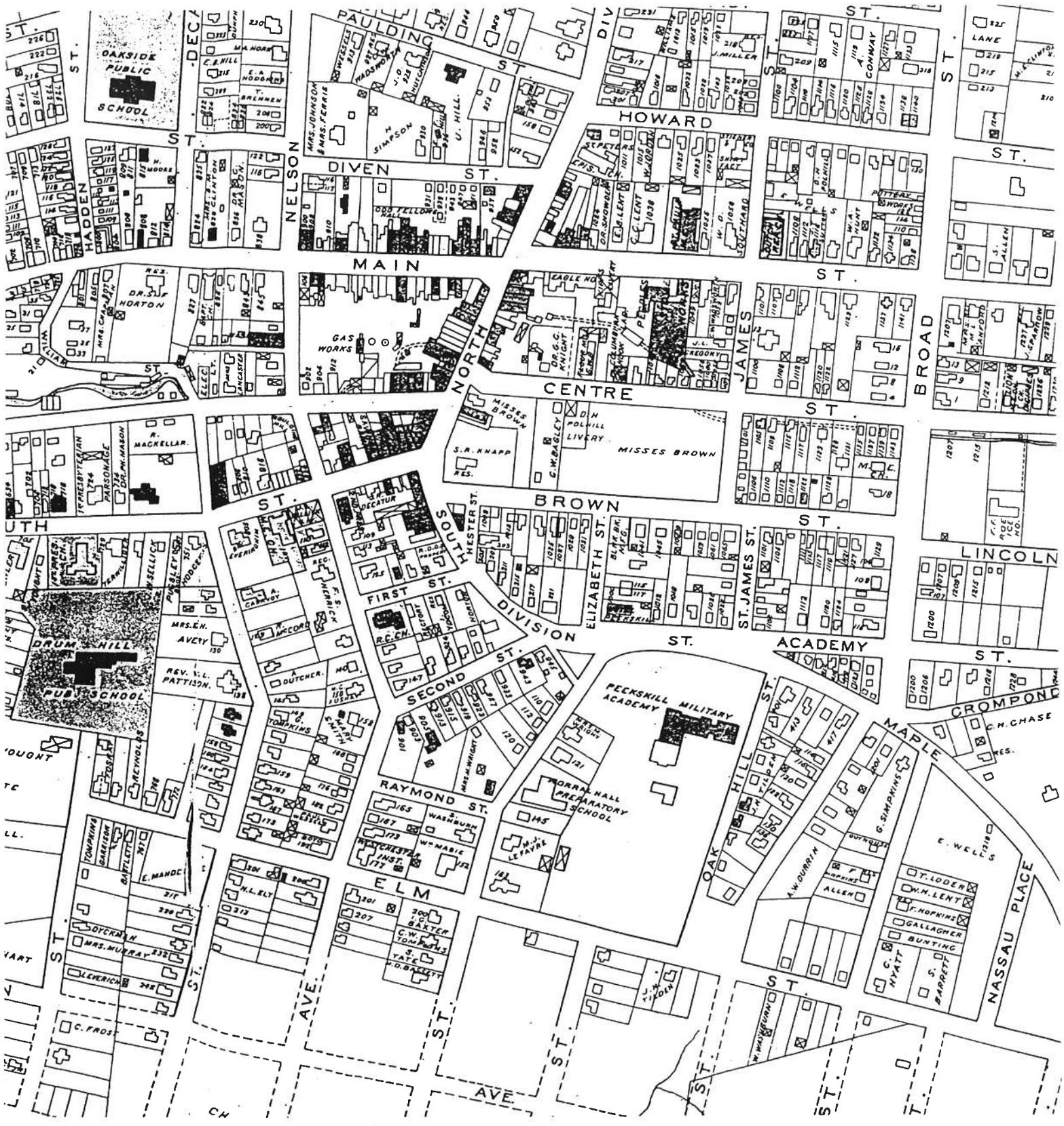
MAIN STREET EASTBOUND

Appendix H:
Historic Information

This map is excerpted from the 1867 Beers & Soule Atlas of Westchester County and shows the downtown area of the community as it existed at that time.



Joseph R. Bein's 1893 **Atlas of Westchester County** illustrates the growth in the downtown area between the publication of the Beers & Soule **Atlas** and the latter years of the nineteenth century. The Brown tract between Centre, North Division, Brown and James Streets remains vacant. The short street running between South Division and Brown Streets is shown here as "Hester" Street; it is typically shown as "Esther" Street.



FOR OFFICE USE ONLY
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

SURVEYOR NAME: David L. Taylor **DATE:** March, 2000

ADDRESS: 9 Walnut Street, Brookville, PA 15825 **TELEPHONE:** 814-849-4900

ORGANIZATION (if any): Taylor & Taylor Associates, Inc., for the Department of Planning & Development, City of Peekskill

IDENTIFICATION:

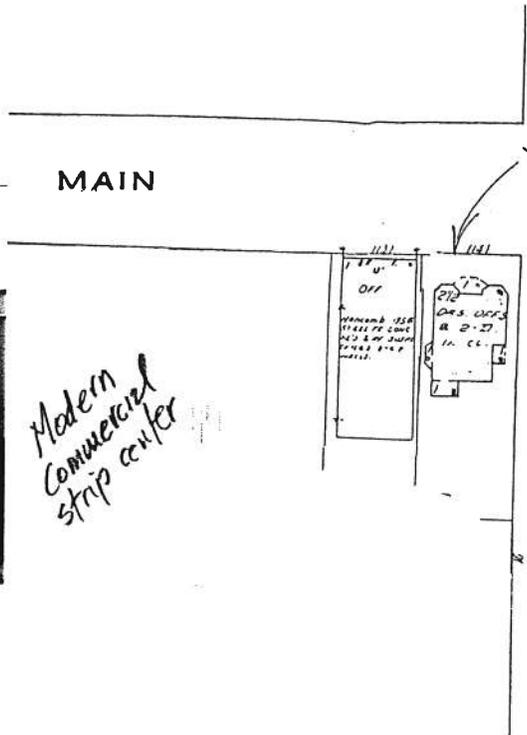
1. BUILDING NAME(S): 1141 Main Street
- 1a. SECTION 33.30 BLOCK 3 LOT 1
2. COUNTY: Westchester TOWN/CITY: Peekskill VILLAGE: _____
3. STREET LOCATION: 1141 Main Street
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: G. C. & M. R. Realty ADDRESS: 1141 Main Street, Peekskill, NY 10566
6. USE: Original: residential Present: commercial
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain: only with permission of owner

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: non-historic siding
9. STRUCTURAL SYSTEM (if known): a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load-bearing walls
 d. metal (explain): _____
 e. other _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): Non-historic siding applied at indeterminate time

12. PHOTO (Sheet No. 5 Frame No. 15):

13. MAP (Scale: 1" = c. 100'):



Property number, keyed to map	Address	Owner/address	Section, Block, & Lot Number	Architectural style or influence	Approximate Date of Construction	Condition	Character: contributing/ Non-Contributing
53	109 North Broad Street	John & Kelleff Brewer, 1204 Main Street, Peekskill, NY 10566	33.06-1-12	vernacular	1870	G	C
54	17 South Broad Street	William Geis, 17 South Broad Street, Peekskill, NY 10566	33.06-6-22	vernacular	1970	G	NC (age)
55	1141 Main Street	G. C. & M. R. Realty, 1141 Main Street, Peekskill, NY 10566	33.30-3-1	Italianate vernacular	1880	G	C
56	1137 Main Street	Philip N. Snyder, 36-C Eastgate Drive, Boynton Beach, FL 33436	33.30-3-2	vernacular	1956	G	NC (age)
57	1119 Main Street	Peekskill Heights, Inc. 369 E. 62 nd Street, New York, NY 10021	33.30-3-3	modern	1980	G	NC (age)
58	1038 Park Street	Oma Real Estate, LLC, 352 Pinchbrook Dr., Poughquay, NY 12570	33.30-2-1	modern	1970	G	NC (age)
59	1 Bank Street	Yun Sok & Maria Bae, 209-218 30 th Ave., Bayside, NY 11361	33.30-2-2	modern	1970	G	NC (age)
60	Main, Park, James Street	City of Peekskill, 840 Main Street, Peekskill, NY 10566	33.30-2-3	modern	1970	G	NC (age)
61	1061 Main Street	Doris Benzenberg, 150 Marjorie Dr., Ridgeville SC 29472	33.20-2-4	modern	1970	G	NC (age)
62	1057 Main Street	Paul's Valley Brook Realty, 2 High Meadow, Peekskill, NY 10566	33.20-2-5	vernacular	1850	F	NC (addition)
63	1053 Main Street	Paul's Valley Brook Realty, 2 High Meadow, Peekskill, NY 10566	33.20-2-6	vernacular	1970	G	NC (age)
64	1049 Main Street	Kimikz Corp., 180 Valley Street, N. Tarrytown, NY 10591	33.20-2-7	Italianate	1900	G	C
65	1035-1041 Main Street	Peekskill Area Health Center, Inc., 1037 Main Street, Peekskill, NY 10566	33.20-2-8	Art Deco	1930	G	C
66	1027 Main Street	Peekskill Area Health Center, Inc., 1037 Main Street, Peekskill, NY 10566	33.20-2-10	English Cottage	1930	G	C
67	19 Bank Street	Ernest & Frances Fusco, 19 Bank Street, Peekskill, NY 10566	33.20-2-11		1960	G	NC (age)
68	13 Bank Street	New Center Diner, Inc., 13 Bank Street, Peekskill, NY 10566	33.20-2-12	Moderne	1940s	G	C
69	9 Bank Street	OPA Real Estate, LLP, Pinchbrook Drive, Peekskill, NY 10566	33.20-2-13				
70	41-47 N. Division Street	Peekskill Local Development Corporation, 840 Main Street, Peekskill, NY 10566	33.30-1-1	Moderne	1947	G	C

BUILDING-STRUCTURE INVENTORY FORM
 NYS OFFICE OF PARKS, RECREATION
 & HISTORIC PRESERVATION
 DIVISION FOR HISTORIC PRESERVATION
 (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

SURVEYOR NAME: David L. Taylor **DATE:** March, 2000

ADDRESS: 9 Walnut Street, Brookville, PA 15825 **TELEPHONE:** 814-849-4900

ORGANIZATION (if any): Taylor & Taylor Associates, Inc., for the Department of Planning & Development, City of Peekskill

IDENTIFICATION:

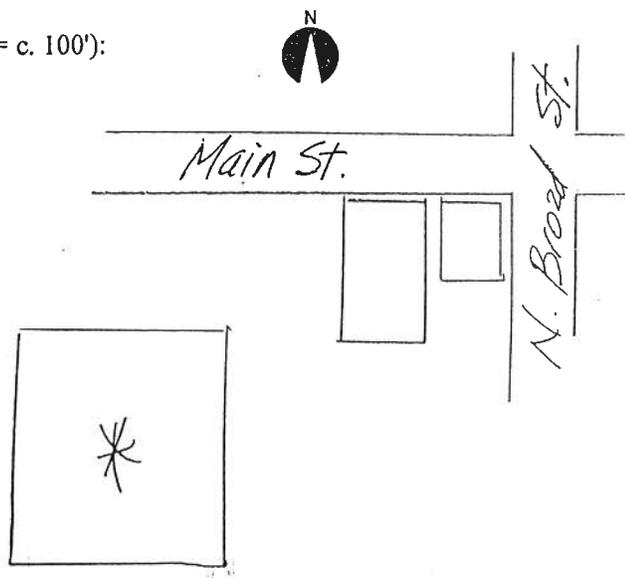
1. BUILDING NAME(S): 1119 Main Street
- 1a. SECTION 33.30 BLOCK 3 LOT 3
2. COUNTY: Westchester TOWN/CITY: Peekskill VILLAGE: _____
3. STREET LOCATION: 1119 Main Street
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Peekskill Heights, Inc. ADDRESS: 369 E. 62nd Street, New York, NY 10021
6. USE: Original: commercial Present: commercial
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain: only with permission of owner

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: concrete block
9. STRUCTURAL SYSTEM (if known) a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load-bearing walls
 d. metal (explain): _____
 e. other _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): _____

12. PHOTO (Sheet No. 9 Frame No. 10):

13. MAP (Scale: 1" = c. 100'):



BUILDING-STRUCTURE INVENTORY FORM
 NYS OFFICE OF PARKS, RECREATION
 & HISTORIC PRESERVATION
 DIVISION FOR HISTORIC PRESERVATION
 (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

SURVEYOR NAME: David L. Taylor **DATE:** March, 2000

ADDRESS: 9 Walnut Street, Brookville, PA 15825 **TELEPHONE:** 814-849-4900

ORGANIZATION (if any): Taylor & Taylor Associates, Inc., for the Department of Planning & Development, City of Peekskill

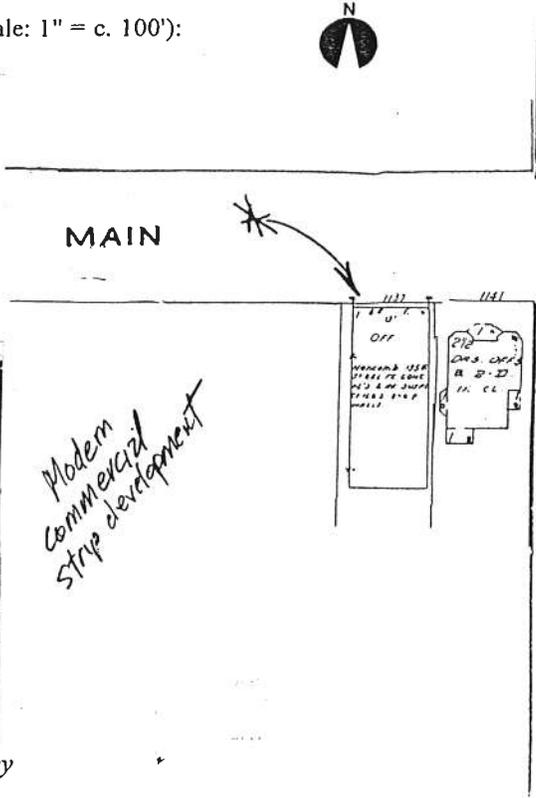
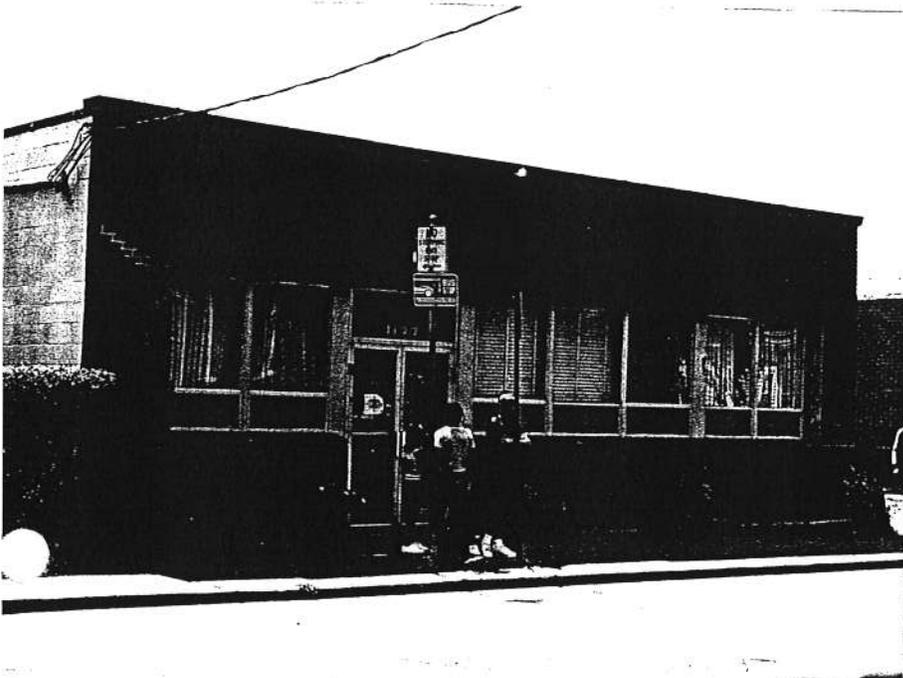
IDENTIFICATION:

- BUILDING NAME(S): 1137 Main Street
- SECTION 33.30 BLOCK 3 LOT 2
- COUNTY: Westchester TOWN/CITY: Peekskill VILLAGE: _____
- STREET LOCATION: 1137 Main Street
- OWNERSHIP: a. public b. private
- PRESENT OWNER: Philip N. Snyder ADDRESS: 36-C Eastgate Drive, Boynton Beach, FL 33436
- USE: Original: commercial Present: commercial
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain: only with permission of owner

DESCRIPTION

- BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: concrete block
- STRUCTURAL SYSTEM (if known): a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load-bearing walls
 d. metal (explain): _____
 e. other _____
- CONDITION: a. excellent b. good c. fair d. deteriorated
- INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): _____

12. PHOTO (Sheet No. 9 Frame No. 8): 13. MAP (Scale: 1" = c. 100'):



Appendix I:

City of Peekskill Noise Code (Chapter 391)

LOCAL LAW NO. 5 OF 2012

A LOCAL LAW
TO REPEAL CHAPTER 213 ENTITLED "BUSINESS HOURS,
ENTERTAINMENT ESTABLISHMENTS" OF THE CODE OF THE CITY OF
PEEKSKILL AND TO AMEND CHAPTER 391 OF THE CODE OF THE
CITY OF PEEKSKILL ENTITLED "NOISE"

BE IT ENACTED by the Common Council of the City of Peekskill as follows:

Section 1. Article I of Chapter 213, *Business Hours, Entertainment Establishments*, of the City Code is hereby repealed in its entirety, as follows:

Section 2. Chapter 391, *Noise*, of the City Code is hereby amended as follows:

Chapter 391. NOISE

§ 391-1. Legislative intent.

The City of Peekskill recognizes that excessive noise is detrimental to the public health, safety and welfare and is inimical to the residential character of substantial areas of the City. Pursuant to the authority set forth in New York State law, the creation of any unreasonably intrusive, unreasonably loud, disturbing or unnecessary noise is hereby prohibited. It is the intent of this Code to create opportunities for quiet enjoyment within the City.

§ 391-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

HOLIDAYS

Those days recognized as holidays by New York State.

INDOOR SOUND

Sound or noise originating or emanating from within a building or structure.

OUTDOOR SOUND

Sound or noise originating or emanating from outside a building or structure.

REPETITIVE SOUND

A nonconstant sound which recurs with some degree of regularity.

SOUND OR NOISE

Indoor Sound and Outdoor Sound.

SOUND PRODUCTION DEVICE

Any device that is used for the creation, production, or amplification of sound.

UNREASONABLY INTRUSIVE

Any constant sound occurring for a period greater than two minutes or any repetitive sound, either of which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of a reasonable person of normal sensitivities under the circumstances.

ZONING DISTRICT

Any zone as defined in Chapter 575, Zoning, of the Code of the City of Peekskill.

§ 391-3. Sound-levels

A. No person shall operate or permit to be operated in the City of Peekskill any sound source that produces a sound level exceeding the limitations of this chapter. The sound level determination or measurement shall be conducted either from the property line of the

impacted dwelling or structure or, in the case of multifamily housing, the dwelling unit of the parcel in which such noise is received, except where otherwise specified.

B. The permissible and nonpermissible sound levels established by this chapter, are as follows, except for specific activities or noise sources which are subject to and governed by Sections 391-4, 391-5, and 391-6 hereof:

(1) Residential delivery/service. On properties within any residential zoning district, deliveries of home heating oil, other deliveries and pickup of residential garbage shall not be regulated by this chapter except for specific activities or noise sources that are subject to and governed by §§ 391-4, 391-5, and 391-6 hereof.

(2) Activities in residential zones which are audible in residential zones. Indoor Sound and Outdoor Sound produced by activities on properties within any residential zoning district shall not be audible at any location upon any other property within any residential zoning district between the hours of 10 p.m. and 8 a.m. all days. At all other times, Indoor Sound and Outdoor Sound produced by activities on properties within any residential zoning district shall not be unreasonably intrusive to any other property within any residential zoning district.

(3) Activities in nonresidential zones which are audible in nonresidential zones. Indoor Sound and Outdoor Sound produced by activities on properties within any nonresidential zoning district shall not be audible at any location upon any other property in a nonresidential zoning district during the following hours, respectively:

(a) Prohibited Indoor Sound:

between the hours of 10 p.m. and 12:00 a.m. on Sundays through Wednesdays other than the Wednesday before Thanksgiving Day and December 31;

between the hours of 12 a.m. and 8 a.m. on Mondays through Thursdays other than January 1 and Thanksgiving Day; and

between the hours of 1 a.m. and 8 a.m. on Fridays through Sundays, January 1, and Thanksgiving Day.

(b) Prohibited Outdoor Sound:

all hours on Mondays through Wednesdays;

between the hours of 10 p.m. and 12 a.m. on Thursdays through Saturdays;

between the hours of 12 a.m. and 12 p.m. on Thursdays through Sundays;

between the hours of 5 p.m. and 12 a.m. on Sundays.

At all other times, Indoor Sound and Outdoor Sound produced by activities on properties within any nonresidential zoning district shall not be unreasonably intrusive to any other property within any nonresidential zoning district.

(4) Activities in the C-2 Central Commercial District and in the WF-2 Waterfront District which are audible in residential zones. Indoor Sound and Outdoor Sound produced by activities on properties within the C-2 Central Commercial District and the WF-2 Waterfront District shall not be audible at any location upon any property in a residential zoning district during the following hours, respectively:

(a) Prohibited Indoor Sound:

between the hours of 10 p.m. and 12:00 a.m. on Sundays through Wednesdays other than the Wednesday before Thanksgiving Day and December 31;

between the hours of 12 a.m. and 8 a.m. on Mondays through Thursdays other than January 1 and Thanksgiving Day; and

between the hours of 1 a.m. and 8 a.m. on Fridays through Sundays, January 1, and Thanksgiving Day.

(c) Prohibited Outdoor Sound:

all hours on Mondays through Wednesdays;

between the hours of 10 p.m. and 12 a.m. on Thursdays through Saturdays;

between the hours of 12 a.m. and 12 p.m. on Thursdays through Sundays;

between the hours of 5 p.m. and 12 a.m. on Sundays.

At all other times, Indoor Sound and Outdoor Sound produced by activities on properties within the C-2 Central Commercial District and the WF-2 Waterfront District shall not be unreasonably intrusive to any property within any residential zoning district.

(5) Activities in nonresidential zones, other than the C-2 Central Commercial District and the WF-2 Waterfront District, which are audible in residential zones. Indoor Sound and Outdoor Sound produced by activities on properties in any nonresidential zoning district, other than the C-2 Central Commercial District and the WF-2 Waterfront District, shall not be audible at any location upon any property in any residential district during the following hours, respectively:

(a) Prohibited Indoor Sound:

10 p.m. to 8 a.m. all days

(b) Prohibited Outdoor Sound:

all hours on Mondays through Wednesdays;

between the hours of 10 p.m. and 12 a.m. on Thursdays through Saturdays;

between the hours of 12 a.m. and 12 p.m. on Thursdays through Sundays; and

between the hours of 5 p.m. and 12 a.m. on Sundays.

At all other times, Indoor Sound and Outdoor Sound produced by activities on properties within any nonresidential zoning district, other than the C-2 Central Commercial District and the WF-2 Waterfront District, shall not be unreasonably intrusive to any property within any residential zoning district:

(6) State, county and City maintenance operations, street cleaning, refuse removal and governmental functions shall be exempt from regulation under this chapter. Commercial street sweeping, parking lot maintenance and repair shall be exempt during the hours of 6:00 a.m. to 11:00 p.m.

§ 391-4. Prohibited acts.

The following acts, among others, are declared to be unreasonably intrusive, loud, disturbing and unnecessary noises in violation of this chapter, but the enumeration herein shall not be deemed to be exclusive:

- A. Sound production devices. Sound production devices shall not face other than into the property on which they are located. Nothing in this subsection is intended to prohibit incidental sounds emanating from public sporting events or public entertainment events.
- B. Animals. The owner of any animal which barks, whines, howls or makes any other noise continuously for a period of 10 minutes or more at a volume which can be heard anywhere

beyond the owner's premises shall be guilty of violating this chapter. For the purpose of this subsection, "continuously" shall mean constant, with few, if any, brief periods of silence.

- C. Honking of horns. The honking of horns on motor vehicles, for other than emergency purposes, is hereby prohibited between the hours of 8:00 p.m. and 12:00 a.m. and between the hours of 12:00 a.m. and 8:00 a.m. on Mondays through Saturdays and between the hours of 8:00 p.m. and 12:00 a.m. and between 12:00 a.m. and 9:00 a.m. on Sundays and holidays.
- D. Running engines. The continuous running or idling of diesel- or gas-powered engines on vehicles parked within the City is hereby prohibited between the hours of 10:00 p.m. and 6:30 a.m. For purposes of this subsection the term "continuous" shall mean for a period greater than three minutes.
- E. Unreasonably intrusive sound. The making, creation or maintenance of any -unreasonably intrusive sound is prohibited.
- F. Repetitive sounds. Repetitive sounds which are unreasonably intrusive are hereby prohibited.

§ 391-5. Permitted and regulated noises.

The following specifically enumerated activities are regulated as follows:

- A. Air-conditioning and air-handling equipment. No person shall operate or permit to be operated an air-conditioning or air-handling device on any property within a residential district or adjacent to a residential district that produces a sound level which is unreasonably intrusive.
- B. Construction activities. No person shall undertake or permit Aany building or construction activity which produces sound, including but not limited to the delivery or transfer of construction materials, supplies and equipment and the clearing and removal of trees or other site preparation work, which sound is audible upon any other property in the City, except only as follows:
 - (1) Permitted Monday through Friday, except holidays, during the hours of ~~7:30~~ 8:00 a.m. to 8:00 p.m.
 - (2) Permitted Saturdays, except holidays, during the hours of 9:00 a.m. to 5:00 p.m.
- C. Domestic tools and equipment; vehicle repair. No person shall operate or permit to be operated any hand tool or power tool or equipment, including but not limited to saws, hammers, sanders, drills, grinders, lawn or garden tools, mowers, tractors, chain saws, leaf blowers or gatherers or similar devices or wood chippers of any kind, or cause or permit vehicle repair or engine tuneup activities so as to create noise in excess of the following limits and hours. This prohibition includes equipment used by lawn-care or landscape services:
 - (1) Noise from domestic tools and equipment and from vehicle repair in residential districts shall be permitted during the hours of 8:00 a.m. to 8 p.m. Monday through Saturday, except holidays, and during the hours of 9:00 a.m. to 8 p.m. Sunday and holidays. At all other times, such noise shall not be audible at any location upon any other property within any residential zoning district.
 - (2) Use of snowblowers, chain saws and other domestic tools and equipment are exempted from these limits when they are being used to clear driveways, streets or walkways during and within 24 hours after snowfalls, rainstorms, ice storms, windstorms or similar emergencies.
- D. Jackhammers, rockhammers, and blasting in residential zoning districts. Jackhammers, rockhammers, and blasting equipment shall not be operated in residential zoning districts at any hours other than between 9:00 a.m. and 3 p.m. Mondays through Saturdays, except for municipal or utility emergencies.

§ 391-6. Motor vehicles.

A. General.

- (1) Noise emanating from the operation of motor vehicles on public highways is regulated by the New York State Vehicle and Traffic Law. The maximum noise levels set forth in the Vehicle and Traffic Law for the operation of motor vehicles on public highways, as they may be amended from time to time, are hereby designated to be the maximum permissible noise levels for the operation of motor vehicles on all other property in the City of Peekskill.
- (2) Noise emanating from motor vehicles other than from their operation, including but not limited to the noise of radios, is regulated by this chapter and must not be audible more than 15 feet from the vehicle from which the noise emanates.

B. Car alarms. The Common Council hereby also finds that the repeated noise and emanations resulting from unnecessary vehicle alarms/theft alarms is also in derogation of the quality of life in the City of Peekskill and are regulated as follows:

- (1) Any motor vehicle which emanates an alarm, whether by siren, bell, horn or other artificial sound, where such alarm is not caused by an obvious attempted entry into the vehicle, and where such alarm continues for a period longer than three minutes, shall be in violation of this section and shall be subject to the penalties set forth in § 391-6B(2) below.
- (2) Any motor vehicle which emanates an alarm pursuant to this section shall be subject to penalties as follows:
 - (a) For the first and second such alarm, a warning shall be issued by the police officer responding to said alarm.
 - (b) For the third offense by the same vehicle (as determined by reference to the license plate registration numbers on said vehicle), a fine of not less than \$50 nor more than \$100 shall be imposed.
 - (c) For the fourth and all subsequent offenses, a fine of not less than \$75 nor more than \$100 shall be imposed.

§ 391-7. Exemptions.

- A. Nothing in this chapter shall be construed to prevent the production of music in connection with any military or civic parade for which a permit has been issued by the Common Council, funeral procession or religious service.
- B. This chapter shall not be construed to prohibit the use of any organ, bell, chimes or any other similar instrument or device by any church, synagogue or school on or within its own premises in connection with religious rites or ceremonies of such church or synagogue or in connection with a school education program.
- C. Sounds created by any governmental agency by the use of public warning devices are exempted from the limitations of this chapter.

§ 391-8. Penalties for offenses.

- A. Both the owner of any property, business or instrumentality exceeding permissible noise levels and its operator or tenant shall be deemed violators of this chapter.
- B. Except as provided in § 391-6B(2), any person violating any of the provisions of this chapter shall be punishable as follows:
 - (1) For the first conviction: a fine not exceeding \$250 or imprisonment not exceeding five days, or both.
 - (2) For the second offense within one year of the first conviction: a fine of not less than \$100 nor more than \$250 or imprisonment not exceeding 10 days, or both.

- (3) For the third offense and all subsequent offenses within one year of the first conviction: a fine of not less than \$150 nor more than \$250 or imprisonment not exceeding 15 days, or both.

§ 391-9. Severability.

If any clause, sentence, paragraph, section or part of this chapter shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this chapter but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the litigation in which such judgment shall have been rendered.

§ 391-10. Amendments.

This chapter or any provision thereof may be amended solely by the Common Council acting by local law.

Section 3. This Local Law shall take effect immediately upon filing in the office of the Secretary of State.