

State Environmental Quality Review
 Notice of Completion of Draft / Final EIS

Project Number _____

Date: December 10, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law:

A Draft or Final (check one) Environmental Impact Statement has been completed and accepted by the City of Peekskill Common Council as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until _____

Name of Action:

City of Peekskill Central Firehouse
 Property Acquisition, Construction and Operation

Description of Action:

The City of Peekskill will centralize the majority of its Fire Department operations at a new Central Fire House to be constructed at the southwest corner of Main Street (US Route 6) and Broad Street (Route 202/35) in the City's downtown. The City of Peekskill has acquired 1137 Main Street and 1141 Main Street and will acquire a portion of 1101-9 Main Street (Crossroads Plaza) through negotiations or eminent domain. Improvements to be acquired total 23,950 square feet. A total of 1.5 acres of land would be acquired.

The Central Fire House will comprise 36,483 square feet in two stories. The space will accommodate most Department fire protection and emergency service vehicles in eight bays, and up to 16 firefighters per shift. Approximately 40 off-street parking spaces would be provided. These spaces will be constructed in an existing parking area. The Central Fire House is estimated to cost \$15.7 million which includes an estimated \$2.75 million in property acquisition costs. The City proposes to utilize bonds to cover the costs.

The proposed action is located in the Peekskill Downtown Historic District, a portion of which is designated as a National Register Historic Place. The proposed project site is not located within the portion that is Nationally Registered, but is adjacent to this area which is located north and northeast of the project site.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

1101-9, 1137 and 1141 Main Street, City of Peekskill, Westchester County.

Potential Environmental Impacts:

- 1) Displacement and relocation of four businesses and one mental health clinic. A residence and an additional commercial use will be voluntarily relocated.
- 2) Permanent change to size, layout, access and signage of downtown shopping center. Changes will potentially involve relocation of businesses to existing vacant spaces within the shopping center, which would have a positive effect.
- 3) Change in use from retail commercial (and two apartments) to public safety community facility.
- 4) Removal of an estimated \$85,438 of taxable valuation representing potential tax revenue of \$19,030, a 0.13 percent decrease.
- 5) Permanent changes to area's visual appearance and surrounding views.
- 6) Demolition of 1141 Main Street, a contributing element to the Downtown historic district.
- 7) Projected cost of \$15.7 million, with projected \$995,000 in annual debt service payments. Add'l costs partially offset by savings in space heating, cooling, energy and fuel costs.
- 8) Increase in City debt load from 17 to 26.5 percent of constitutional debt limit in year debt is expected to be incurred (2013).
- 9) Aggregated increase in property taxes of \$60 to \$70 per year for a typical residence. \$40 to \$45 of increase has already been instituted. A one percent deed transfer tax has also already been instituted.
- 10) Increase in number of daily impulsive noise events in project site area when trucks depart central facility. Fire trucks are dispatched along both Broad and Main Streets currently.
- 11) Introduction of an architecturally significant, historically and visually compatible structure to the historic district.
- 12) Potential slight increase in pollutant concentrations at the project site associated with diesel fire truck engines.
- 13) Slight increase in response time for easternmost section of the City (less than one minute).
- 14) Removal of four on-street parking spaces along Broad Street (southbound).
- 15) Approximately 800 cubic yards of construction and demolition debris will be generated.
- 16) Potential removal of fill material and / or hazardous materials during demolition and site work.
- 17) Temporary construction-related effects to area residents, visitors and workers, particularly Crossroads Plaza businesses and parking area. On-site and on-street spaces will accommodate shoppers during construction
- 18) Temporary loss of 15 to 20 permit parking spaces along Park Street during construction.
- 19) Projected reduction of between \$187,425 and \$214,200 in pot'l annual rental income to Crossroads Plaza shopping center.
- 20) Removal of 17,200 square feet of commercial space from City's inventory.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Anthony Ruggiero, MPA, AICP, Director of Planning

Address: 840 Main Street, Peekskill, NY 10566

Telephone Number: 914-734-4210

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Peekskill

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).



Final Environmental Impact Statement (DEIS)
Central Firehouse
Main Street and North Broad Street

City of Peekskill
Westchester County, New York

December, 2012

Final Environmental Impact Statement (DEIS)
Central Firehouse

Property Acquisition, Construction and Operation

Main Street and North Broad Street

City of Peekskill
Westchester County, New York



Prepared For:

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Rye, New York 10580

December, 2012

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Appendix A: Public Hearing Transcripts

Appendix B: Written Comments

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Appendix E: Field Guide for Financing Sustainable Capital Projects,
Excerpted Pages*

Appendix F: Projected Yearly Amortization Schedule

* A full copy of the FEMA, US Fire Administration Guide to Funding Alternatives for Emergency Medical and Fire Services and the Field Guide for Sustainable Capital Projects is available at the Department of Planning & Development at Peekskill City Hall.

Peekskill Central Firehouse Final Environmental Impact Statement

Additional Persons Contacted and References Consulted

In addition to the contacts and references listed in chapter 10.0 of the Draft EIS, the following persons were contacted during the preparation of the FEIS:

- Jim Chula, Putnam County Emergency Services Coordinator

City of Peekskill personnel that were involved in preparation of the FEIS included:

- Mark W. Blanchard, Acting Corporation Counsel
- Edward Dunphy, Corporation Counsel

In addition to the materials consulted for the DEIS (also listed in chapter 10.0 of the DEIS), and the materials provided in the FEIS Appendices, the following sources were consulted in the preparation of the FEIS:

- Westchester County GIS mapping
- Millwood Fire District web-site
- Mahopac Fire Department web-site
- Mahopac Falls Fire Department web-site
- Carmel Fire Department web-site
- Lake Carmel Fire Department web-site
- Kent Fire Department web-site
- Wikipedia: "Emergency operations center"

Peekskill Central Firehouse Final Environmental Impact Statement Comments and Responses

Comments and Responses

Comments received at the Public Hearing held by the City of Peekskill Common Council on August 13, 2012 and September 10, 2012, and received in writing have been assembled and are provided in this section. Comments made at the Public Hearing have been organized by commenter and are presented below verbatim as recorded at the Public Hearing. Comments have been repeated verbatim from the transcript in most instances; in several instances comments have been edited for clarity.

Staff has prepared a response which follows each comment.

August 13, 2012 Public Hearing Comments

Tina Bongar, 426 Smith Street

Comment 1: I just haven't had a chance to really look through this. Make sure it's not in here, but my first impression about this -- let me start at the beginning. The first thing I would like to do is thank the council very much because the last time I came up and spoke again the public comment is to ask you not to pursue the action of eminent domain, and you were able to settle with the owner on the corner of Main and Broad, and I really appreciate that. I think that that's the right direction that we should be heading. With that note, the first thing that I notice about this, it was in the DEIS was the financial impact on the owner of Crossroads, and I was really surprised and sort of didn't understand it from the wording of the DEIS about the impact on his property values. It looked to me like there was a differential of over a million dollars from the value of his property. So I'm just wondering has anybody been talking about that, about how it's going to impact the value of his property?

Response: Due to a printing error, Chapter 3.2 was not included in the Draft EIS that was available to the public for review on August 13, 2012. A complete copy of the DEIS was made available on the City web-site on August 14th and was circulated and placed at the library and with the City Clerk later that week. On September 10th the public hearing was re-opened on the DEIS.

The economic impact on the shopping center is discussed in detail in chapter 3.2: Municipal Fiscal Conditions, specifically in section 3.2.9 beginning on page 3.2-11. This section is repeated on the following page for convenience:

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Comments and Responses**

3.2.9 Economic Impact on the Shopping Center

The portion of the shopping center proposed to remain would be smaller and have less common area and parking area. An adjustment in its assessment and annual tax bill would be likely as a result of the changes proposed. According to the appraisal completed by Lane Appraisals in January 2011, after the acquisition of property at the shopping center is completed, its market value will be reduced from \$4,660,000 to \$3,285,000; a difference of \$1,375,000. At the current equalization rate of 3.85%, the projected future value translates into a reduction in assessed value of \$52,938.

The shopping center currently comprises approximately 51,000 square feet of floor area. Floor area at the center is currently offered at between \$15 and \$16.80 per square foot per year (Loopnet.com). After the Central Fire House project is completed, the amount of floor area that would remain at the shopping would approximately equal 34,000 square feet.

Assuming an average of \$15.75 per square foot, the value of potential annual rental income for the portion of the shopping center to be acquired is projected to be \$267,750. This is a theoretical figure since no vacancy has been assumed, nor does it account for the terms of the leases. This average rental rate is within the range of existing contract rents at the shopping center.

This analysis does not account for the value of the terms of leases and rent escalations since these can be highly variable depending on the commercial tenant. However, an assumption is typically made to account for vacancy. Vacancy allowances of five to ten percent are usually assumed when developing a projection of gross rental revenues for a property such as a shopping center. Currently, major portions of the Crossroads Plaza shopping center including at least four ancillary retail spaces, and a major portion of the anchor building area are vacant. Vacancy rates significantly above ten percent have been observed at the Crossroads Plaza over the past twenty years. Currently, approximately one third of the center is vacant.

Assuming a vacancy rate of 20 percent, and again assuming an average of \$15.75 per square foot of leased area, the maximum potential annual rental income for the portion of the center to be acquired would be \$214,200. Assuming a vacancy rate of 30 percent, potential annual rental income would be \$187,425. This projection illustrates the gross rental income that would potentially be lost by the owner of the shopping center, based on the current average asking price for space at the center, and the continuation of recent vacancy levels at the shopping center. It is noted that annual contract rents for the five occupied retail spaces that would be acquired as part of the proposed action total \$208,748 as of July 2011.

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The shopping center was purchased by its current owners in July 1994; a mortgage of \$1.9 million was attached to the property at that time. In March of 2006, the current owners refinanced the remaining balance on the initial mortgage of \$1,426,288 (Loopnet.com).

As noted earlier, the appraisal prepared at the request of the City of Peekskill by Lane Appraisals, Inc. in January of 2011 was based on comparable sales in the surrounding Westchester County area and concluded that the portion of the Crossroads Plaza shopping center to be acquired had a market value of \$1,375,000 at that time.

A detailed analysis of potential revenues and expenditures would involve projecting the value of potential leases of the space to be removed at the shopping center, including rent escalations and the terms of the leases, developing a firmer projection of future vacancy levels, and projecting and factoring in operating and debt service costs. This analysis would form the basis for an estimate of the center's current value based on potential future leasing revenues and income (known as the income capitalization approach) rather than on comparable sales in the surrounding area.

This type of analysis can be prepared by a qualified certified appraiser or accountant and would require information provided by the property owner.

Please refer to chapter 3.1 [of the DEIS] for additional discussion of the physical changes to the shopping center and the potential for adverse effects on existing uses and economic conditions at the center.

The following elements involved in the proposed action are likely to lead to improvements in the remaining center's overall appearance and its utilization, and ultimately its financial health:

- *the removal of unoccupied space at the center,*
- *the relocation of existing businesses to currently vacant spaces,*
- *the removal of the existing under-performing "pad" building*
- *the removal of the need to maintain the adjacent parking area from the shopping center's common area and*
- *construction of a major public facility (the Central Fire House) adjacent to the shopping center.*

In addition, the new ingress from Main Street will change and likely enhance the appearance of the [remaining] Crossroads Plaza shopping center. Proper and prominent signage and attractive streetscape improvements along Main Street at this location will be likely to increase interest in visiting the center. Introduction of a window in the wall of the center along the entry drive would increase pedestrian activity and interest in the building façade at this location; the driveway and this façade change

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would go a long way to re-orienting the center to Main Street and its pedestrian and vehicular traffic. This, in conjunction with the attractive architectural appearance of the Central Fire House, would be expected to be far more inviting of pedestrian traffic along Main Street than the current condition.

Finally, with construction of the Central Fire House, a potential opportunity would exist for a make-over of the shopping center that could relate to and complement the Fire House's architecture.

It is expected that stores in the portion of the Crossroads Plaza to remain will continue to gain a large portion of its customer base from foot traffic from the surrounding area by workers and residents primarily. Activity at the Central Fire House is expected to increase the number of visitors and prospective customers to the shopping center as well.

The City is committed to providing adequate and convenient parking for the Crossroads Plaza shopping center both during construction and its future operation. The proposed layout presented in Figure 2-7 [of the DEIS] shows the same proportionate relationship between the floor area of the center and on-site parking spaces as currently exists.

Comment 2: And as we know, all of our properties in some way right now are over-assessed, but I saw right there, and I think the DEIS points that out that he has had his property re-assessed, so it's the lower value, but still it's a differential of over a million dollars that you're impacting in – you know, if you commit eminent domain. And I'm just wondering what the purchase price would be. I mean we're here to talk about the economic impacts on our city, and these bullet points don't cover that. So, anyway, I'm concerned about the owner of the property.

Response: See the response to comment no. 1 above. Negotiations between the City and the owner of the Crossroads Plaza shopping center are ongoing. Neither a purchase price nor an acquisition value has yet been determined.

Comment 3: The next thing I want to say is that I've been looking at some things about eminent domain online and the state, you know, very rarely takes the action of eminent domain, and when it does, it's always in the pursuit -- it's because of geographic necessity. And to me, I still haven't gotten really the answer from the consultant, and I've been to as many of these public hearings as I can come to, and I have not heard that that's a geographic necessity that the building go there. I have questions about the property across the street just because he's selling it looks like it would be cheaper, and I know it was a turning radius for an emergency vehicle, but it just seems to me that the comment that I made, there was no sort of answer to that. So maybe that's just part of this process that we have these open-ended questions like I'm asking you, which is: How much is this property owner's property going to be impacted by eminent domain? So to me, that's one of the first things that I would like to know.

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Response: The Common Council selected the proposed location for the Central Firehouse in its capacity to provide for the construction of public buildings and public works, and to provide for the protection of City residents and property within the City. The Common Council is the lead agency under NYS's SEQRA regulations, and is responsible for the decision to implement and fund the proposed action.

As part of its considerations, the Common Council first reviewed existing conditions at the City's firehouses to determine the extent of renovations and / or additions that would be needed to bring them to a state of good repair, address Code violations, provide adequate support for the Fire Department and emergency medical response, accommodate the residential requirements of career firefighters, provide separate personnel spaces from equipment spaces, provide for outdoor space, and provide for future growth in equipment and potentially in career personnel.

In doing so the Council considered the logistical requirements of the Fire Department in terms of the dispersion of vehicles across the City and their ability to respond to incidents in a timely fashion, the desire to provide in-City training facilities to save money, potentially allow drive-thru operations, and to maintain a safe environment outside of the firehouse or firehouses.

The Council wished to increase the social capabilities of the Department, in order to enhance the Department's ability to retain a large volunteer force. In addition, the City wanted to house Fire Department equipment in a structure or structures that would be safe, provide for emissions control, allow for repair and maintenance of vehicles to occur onsite, minimize noise and air quality impacts to surrounding uses, and minimize disruption to on-street pedestrian and vehicle traffic in the vicinity of the firehouse or firehouses.

The most cost-effective and efficient means to accomplish these varied objectives would be to construct a fire headquarters that would house most if not all of the Fire Department's personnel, vehicles and equipment.

The Common Council then reviewed the feasibility of constructing a fire headquarters using its current facilities and properties. The first sites considered were the existing firehouses at Crompond Road and Broad Street, and 701 Washington Street. As substantial additions would be needed, the Crompond Road station was removed from consideration since this site has significant topographic and size limitations, and construction costs would be high.

At this time, four sites were identified near the Crompond Road facility, including the proposed site, that could more easily be built upon, and that would provide the site area needed to support a central Fire headquarters. No other City-owned sites were identified that would meet the objectives outlined above. The 701 Washington Street site was also still being considered.

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The Common Council authorized a study of emergency response times in the City in order to document the response times experienced by City residents at this time. This study found that, except for a small area outside of the City limits served by the City, all neighborhoods can be reached within four minutes by existing engines (pumpers) and the ladder truck. The majority of the City sees response times within one to two minutes currently.

This emergency response time study confirmed that the four potential sites for construction would be able to maintain response times, and that placing a fire headquarters at the 701 Washington Street would not allow response times to be maintained in a large portion of the City. This study found that maintaining a sub-station at 701 Washington Street would maintain response times in the southern part of the City. The findings of the study also demonstrated that a fire headquarters would need to be sited somewhere in the City's downtown area to achieve response times of two minutes or less in eastern portions of the City. The movement of the ladder truck to a central downtown site would improve the response time for eastern area of the City.

The Fire Station Location Study is provided in Appendix E in the DEIS. Excerpts from the Fire Renovation Study, and a summary of the project's studies from Building and Site Study is provided in Appendix J of the DEIS.

As outlined in the Building and Site Study, the four sites considered for construction of a new fire headquarters were discussed at length by Fire Department and City Staff, and City officials. After analysis by the project architect it became clear that topographic and logistical considerations limited the value of the Brown Street and Lincoln Terrace sites. The site at the northwest corner of Main and Broad presented a mix of benefits and drawbacks; however, this site was the subject of a development application (Walgreen's) and became unavailable.

Thus, of the six sites considered, the project site was the most appropriate site for construction of a central fire station.

The DEIS includes a discussion of the rationale for the proposed site selection, and includes an evaluation of alternative sites, the renovation alternative and other alternatives considered by the Common Council throughout its deliberations.

The following is taken from pp. 2-12 through 2-14 of the DEIS:

2.5 Project Site Selection

The City also analyzed the cost to renovate the existing fire stations and bring them to current Federal, State and industry codes and standards. In addition to a renovation option, and the selected site on the west side of Broad Street between Main and Park Streets, the City reviewed the following three alternative sites for the Central Firehouse:

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1. *East side of Broad Street between Main and Park Streets*
2. *West side of Broad Street between Park and Brown Streets*
3. *East side of Broad Street between Park Street and Lincoln Terrace*

Finally, the City reviewed one-, two- and three-story options for the Central Firehouse, concluding that a two-story option presented the most efficient interior layout while retaining use of outdoor space for off-street parking and exercise area.

The ramifications of doing nothing were also considered by the City, as was an alternative without the use of eminent domain.

Specific details and discussion regarding each of these alternatives are provided in Chapter 4.0 Alternatives.

Site Selection Rationale

The proposed Central Fire House location at Main Street and Broad Street is zoned C-2 Central Commercial which permits government offices in addition to retail stores, restaurants, non-government offices and other non-residential uses. Government uses are allowed in all of the City's commercial and manufacturing districts as of right but are not allowed in the City's residential districts. With the expected frequency of calls, the Central Fire House would be more appropriately sited in one of the City's non-residential areas away from residences.

The proposed location at Main and Broad Streets is very near the geographic center of the City of Peekskill. If a location were chosen elsewhere in the City, any location more than approximately 1,000 feet or so in any direction would increase response times in some portion of the area to be served to levels above those provided by the Fire Department at this time. These levels would be unacceptable.

Any location chosen on the basis of maintaining existing response times would necessarily be at or near the center of the City, in the C-2, C-3 or C-4 Districts. These sites all allow a range of uses similar to the proposed site. Like the proposed site, a choice of another site in the City's central geographic area would remove a potential large development site from the City's downtown commercial area.

The Central Fire House has been sited at the intersection of Main Street and Broad Street also known as Routes 6, 202, 35 and County Road 25. This is one of the most accessible locations in the City.

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The proximity to these roadways allows for quick response to the approximately 90 calls per week that are expected to be made on average from the Central Fire House. The proposed bay doors have been oriented to Broad Street, a non grade-separated street unlike any other in Peekskill; Broad Street was designed with a wider right-of-way and paved area than is typical for a commercial thoroughfare in Peekskill. Traffic and overall pedestrian and vehicular activity levels along Broad Street are also relatively light compared to the other thoroughfares in the downtown area, including Main Street. Fire truck movements would be unhindered at the proposed location by traffic, parking or loading operations. Fire vehicles departing the Broad Street bays will be able to travel north or south via Broad Street, and can proceed to any of the downtown's east-west thoroughfares with ease.

With the design as proposed, returning trucks can access the Firehouse from the rear (two bays), or from Broad Street without substantially disrupting traffic by backing in along Broad Street.

The proposed project location is also one of the most prominent in the City. At the proposed location the proposed building's architecture (and a monument / flagpole element at the Main / Broad Street corner) would be seen by travelers along each of the adjacent roadways. The building will provide a valuable visual identity for the main eastern entry way into the City's downtown.

Public investment – even to construct a non-tax revenue producing building such as is proposed – at this location would be expected to provide dividends in spurring future non-public sector investment near this location. In addition, the introduction of government use at the eastern end of the City's downtown area would introduce a level of activity to this area that has been missing since before the area was acquired and redeveloped in the 1960s and 70s. Future firefighters and those visiting the Central Fire House for business or pleasure would be likely to patronize the surrounding businesses.

In addition to the above, the choice of placing the project at the proposed location offers other benefits. With the vacancy rates that have historically been seen at the Crossroads Plaza shopping center, a reduction in the floor area and reconfiguration of the center would offer the following benefits:

- 1. The reduced floor area would be more in line with the current market in downtown Peekskill and would be more easily supported by the surrounding consumer population;*

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2. *The floor area would be concentrated nearer the center's main area of activity (i.e., the Rite Aid entrance and the walkway from Main Street;*
3. *The shorter building length along Main Street would open the center visually to Main Street, partially addressing a long-standing issue of the center's disconnectedness to the rest of the downtown;*
4. *The change in vehicular access to include one entrance from Main Street and one from Park Street would serve to concentrate activity as compared to the current configuration which provides access from Main, Broad and Park Streets;*
5. *Pedestrian access will be enhanced through a new walkway along the pizzeria space, which also will be enhanced to include a window;*
6. *The center owner would no longer need to maintain or pay taxes on the areas that have historically been vacant (i.e., the two large former bank spaces, among others) and the relatively large parking lot;*
7. *Existing businesses at the center can be relocated into currently vacant space with less disruption than if they were relocated elsewhere in the City;*
8. *Overall investment in and improvement of the center to include signage, paving, walkways and changes to the façade along the future driveway would be made enhancing its potential for success.*

It is noted that public input into the decision-making process surrounding the Central Fire House has been solicited for several years including Common Council meetings, and at meetings organized specifically to discuss the Fire Department's needs, renovations to the existing fire houses, and the Central Fire House.

Finally, it is noted that, during the Environmental Assessment for the proposed Central Firehouse completed in 2011, comments were received relative to the use of the Gateway site along Main Street, and the White Plains Linen property along Highland Avenue. Specific discussion relative to these two sites is provided in the Full Environmental Assessment Form, Comments and Responses. Neither site was deemed to be acceptable.

Other large sites mentioned by commenters including Central Avenue at Water Street, Louisa Street and / or Lower South Street, or existing City DPW sites would not allow adequate response times in all sections of the City service area. In the case of DPW facilities, sufficient property area is also not likely to be available.

In addition to the above, the City does not believe that review of potential sites in residential areas, near schools churches or health facilities, or adjacent to City parks would be appropriate as the proposed use is not considered to be compatible with these uses.

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See also responses to comments 36, 38, 60 and 74.

Comment 4: The second thing is the DEIS doesn't address -- so, anyways, I want to point out too to whoever is here [for the] property owner, that this issue of the geographic necessity is an important one in the courts, and if the city decides to go ahead with eminent domain, I really hope to the property owner will consider Article 78, which is about \$400 or \$500 to file in state court, just on principle, because we really should be standing up and say let's wait a second. You know, these municipalities in small towns are really the only people who take this power, as it were, because -- anyway, and then a lot of you stood up against the former mayor, the administration that you opposed and said I don't approve with eminent domain there, and that was for economic purposes. So the election came, you wanted to make a big deal out of that. Anyway, I think it's political. And it upsets me.

Response: Comment noted. Agencies throughout local, state and Federal government use the power of eminent domain to site public facilities and infrastructure in convenient or necessary locations.

Comment 5: So the next thing is the scale. When I looked at Yorktown and then I went to Mahopac, and ours is apparently bigger -- our projected thing is bigger than Mahopac. I don't know if anyone has seen Mahopac. But, anyway, when I look at Yorktown, the DEIS doesn't address anything about scale and about our cities here and how big their firehouses are. So I would really like to hear and see that.

Response: As noted earlier, due to a printing error, Chapter 3.2 was not included in the Draft EIS that was available to the public for review on August 13, 2012. A complete copy of the DEIS was made available on the City web-site on August 14th and was circulated and placed at the library and with the City Clerk later that week. On September 10th the public hearing was re-opened on the DEIS.

A comparison of the proposed Central Firehouse size with other communities is provided in chapter 3.2: Municipal Fiscal Conditions, specifically in section 3.2.8 beginning on page 3.2-10. This section is repeated on the following page for convenience:

3.2.8 Comparison with Other Communities

Little information could be located that specifically addressed the construction costs associated with new fire station facilities in communities / fire districts of similar geographic size and population as Peekskill.

In lieu of that information, data was compiled on the size of fire facilities in communities in the New York and Pennsylvania area that approximate the size of the City of Peekskill in terms of population served and the number of annual fire calls. This information is summarized in Table 3.2-2 below.

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Table 3.2-2

Relationship of Firestation Size & Population Served

	Square Footage	Population Served	SQ FT/ Person	# of non-ambulance calls/year	sq ft/ call	Source of Population Data	Source of Run Data
(1) Armonk, NY	26,800	10,000	2.68	609	44.0	Former Chairman	Web site
(2) Cayuga Heights, NY	17,075	5,850	2.92	660	25.9	Village Engineer	Chief - Includes 50% ALS
(3) Horsham, PA	27,635	26,000	1.06	754	36.7	Fire Company President	Fire Company President
(4) Kingston, PA	19,300	18,000	1.07	525	36.8	Fire Chief	Past Fire Chief
(5) New City, NY	24,951	35,000	0.71	700	35.6	Past President	Past President
(6) Wilton, NY	19,200	11,000	1.75	346	55.5	Ex-Fire Commissioner	Web Site
Averages >>>			1.70		39.1		
Peekskill Current Buildings	37,065	24,000	1.54	978	37.9	City Planning Department	Chief
Proposed Headquarters	36,853	24,000	1.54	978	37.7	City Planning Department	Chief
Proposed Headquarters & Sub-Station	38,353	24,000	1.60	978	39.2	City Planning Department	Chief
Alternative Renovation/Additions	45,636	24,000	1.90	978	46.7	City Planning Department	Chief

Buildings #1 through #6 are typical buildings from the design portfolio of Robert Mitchell. For the new Peekskill Headquarters, both the number of square feet per population served, and the number of square feet per fire call are below the average of the six examples. It should be noted that the proposed headquarters is smaller than the total area of the current buildings. Assuming that 1,500 sq ft of the current Washington Street station remains in use as a substation to house a first due engine, the total area of fire facilities will be only 3% larger than the current facilities. The new headquarters and sub-station will be 15% smaller than the alternative renovation/addition solution.

Table prepared by Mitchell Associates Architects; April 2012

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Facility Space Comparison

As outlined in Table 3.2-2, fire facilities in the communities surveyed range in size between 17,075 square feet in Cayuga Heights, NY (near Ithaca) to 27,635 square feet in Horsham, PA (a suburb of Philadelphia). The population served ranges from 5,850 in Cayuga Heights to 35,000 in New City (Rockland County).

The square feet of fire facility per person ranges between 0.71 in New City to 2.92 in Cayuga Heights. The average ratio for the six communities surveyed is 1.70 square feet per person.

Currently, the ratio of facility space in Peekskill to population is 1.54. With the proposed Central Firehouse and Washington Street sub-station (and the decommissioning of the vacated firehouses), the ratio would increase to 1.6. With the renovation and approximately 7,500 square feet of additional space included with the renovations, the ratio would increase from the present 1.54 to 1.9.

Both scenarios are close to the average of 1.7 computed for the surveyed communities.

Fire Call Comparison

On the basis of fire calls, the number of fire calls varies from 346 in Wilton, NY (just north of Saratoga Springs) to 754 in Horsham, PA. The square feet of fire facility per call ranges from 25.9 in Cayuga Heights, NY to 55.5 in Wilton, NY. The average ratio for the six communities surveyed is 39.1 square feet per call.

Currently, the ratio of facility space in Peekskill to fire calls is 37.9. With the proposed Central Firehouse and Washington Street sub-station (and the decommissioning of the vacated firehouses), the ratio would increase to 39.2. With the renovation and approximately 7,500 square feet of additions included in the renovations, the ratio would increase from the present 37.9 to 46.7.

Both scenarios are within the range observed in the six communities surveyed; the proposed Central Firehouse and sub-station would be in line with average observed.

The remaining communities listed in the table include Armonk in central Westchester County, and Kingston, PA (near Wilkes-Barre).

See also response to comment 36.

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Comment 6: I realize something, and that is that we are going to go ahead with this firehouse whether or not I like the historic ones or approve of that or what. So I said to myself, what's the ideal situation for me here in thinking I'm going to live the next 20, 30 years in Peekskill. I said I'd like to see some, you know, benefit to the taxpayers. I would like to, so I'm wondering, and since I haven't read anything about the city applying for a FEMA grant and FEMA funding. Has anybody -- did anybody apply this year, because I exchanged some emails with you, I believe, a year ago or maybe less, nine months ago. (Indiscernible) concern is that, and I know you felt I wasn't listening in my email, but I was really asking -- I was asking, are we going to apply this year for this grant, and we haven't. So with that said, however, FEMA has come up with a great new guide to funding capital projects. And the first recommendation they make is to hire a grant consultant. I mean, I don't think that there's any way that our planning department could -- you know, I mean it's asking them a lot to manage these consultants anyway. [B]ut anyway -- so I really approve of hiring a consultant where the taxpayers are going to see a direct impact on -- on the cost of this project.

Response: Comment noted. The FEMA guide provides guidance on the preparation of a grant proposal, and the types of funding typically used to fund Fire Department and EMS activities, including taxes, user and development impact fees, permitting and inspection fees, other types of fees, fines and borrowing. The guide also discusses ways of generating additional revenue by selling emergency medical services, fundraising approaches, and cost sharing and savings strategies.

Moneys are available for fire protection activities from FEMA (Federal Emergency Management Agency), the US Fire Administration, and the National Fire Protection Association (NFPA), among other agencies. Grant moneys are most often available for equipment and if they are available for building construction, full volunteer departments typically have priority in obtaining funding. In many instances, grant moneys are directed to rural areas, Indian tribes or other geographic areas with relatively sparse populations, and limited fire protection and emergency service capabilities. In almost all instances, grant moneys are targeted to specific activities or equipment types such as disaster planning, emergency operations training and education of specialized equipment like that for hazardous materials. Many, if not most, require local funding or another type of matching contribution.

The City has reviewed funding options, including applying for grant moneys for this project through FEMA twice. Both applications were not approved. In addition, the City sought low interest financing from New York State through the Empire State Development Corporation; this application was also not approved.

Private foundation grants similarly focused on specific activities. New construction of facilities is very rarely mentioned as an eligible grant activity. Modification to existing facilities is also rarely mentioned as an eligible activity.

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Certainly, grants could be sought that would defray staffing costs or for specific departmental activities, and theoretically free up some amount of money to support new construction or the renovation of facilities. These grants would be of relatively small value however, and would be limited in duration to at most several years.

Moreover, grant money that has not been allotted cannot be relied upon for capital budgeting purposes. The costs of renovation or new construction represent an investment in an asset that will provide benefits over more than just one budgetary year. A major renovation or construction project involves substantial outlays over a given timeframe, typically one year to at most several years. For these reasons, capital expenditures such as the proposed Central Fire Station are typically financed outside of the year to year operating budget of an agency such as the City. Capital expenses for a municipality like Peekskill are typically funded by cash reserves, dedicated taxes and fees, and borrowing. The debt service on the borrowed money then is a fixed amount that can be incorporated into the annual municipal budget until paid.

A review of the specific funding opportunities listed in the FEMA guide provided by the commenter reveals that most programs clearly would not be available for the proposed project, either due to specificity of the program's purpose, its geographic or target area, or that it is intended to address the lack of adequate resources such as equipment, gear or training or a lack of staffing. Peekskill's Fire Department would likely compare favorably to other resource-poor Fire Departments in these areas.

A few programs were identified that potentially would be of interest, although as noted above, programs tend to target Departments that lack resources. Programs include one that could potentially provide funds for renovations at existing firehouses, one that could address hiring of firefighters or retention of volunteer firefighters, and several that target specific facility types. Each is discussed below:

- Assistance to Firefighters Grants (AFG)

This program provides financial assistance directly to Fire Departments and non-affiliated EMS organization to enhance capabilities with respect to fire and fire-related hazards. Its primary purpose is to help agencies meet their firefighting and emergency response needs. Moneys can be used As noted in the FEMA Guide, this program targets organizations that lack the tools and resources necessary to more effectively protect the life and safety of the public and the emergency response personnel.

- Staffing for Adequate Fire and Emergency Response (SAFER) Grants

This program is intended to provide assistance to assist with staffing and deployment capabilities so they may respond to emergencies whenever they occur. Grants are available for hiring and retention of volunteer firefighters.

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- Emergency Operations Center (EOC) Grant Program
- Regional Catastrophic Preparedness Grant Program (RCPGP)

Moneys are available for construction of local Emergency Operations Centers. These centers address local and regional emergency management needs. The Regional Catastrophic Preparedness program provides funds for hazard planning. Peekskill's proximity to Indian Point would be one major basis on which a bid for grant moneys could be based. Requests for money are made at the State level.

Moneys may also be available under the State Homeland Security Program (SHSP), and then Urban Area Security Initiative. These moneys are targeted to homeland security, terrorism prevention and intelligence gathering activities in facilities known as "fusion centers." These activities do not align with the Fire Department's current organization or purpose.

Specific pages describing each grant opportunity are provided in Appendix C.

In addition to grant opportunities listed in the FEMA Guide, the commenter provided a guide for financial support of sustainable capital projects. This guide has been reviewed. Funding and financing opportunities that may be applicable to the proposed project include the following:

- New York Energy Smart Fund
- Clean Water State Revolving Fund (water quality related improvements)
- Legislative Member Item Program, NYS DHCR
- Public Works and Economic Development Program

Tax exempt equipment leasing programs for various NYS lenders are also listed in this guide; this type of equipment leasing could potentially be used for equipment to be provided at the firehouse. According to the most recent estimate, such equipment would be valued at approximately \$400, 000.

Pages for the programs listed above are included in Appendix E.

The entire FEMA / US fire Administration Guide to Funding Alternatives for Emergency Medical and Fire Services, and the Field Guide of Financial Support for Sustainable Capital Projects are available for review at the Peekskill Planning and Development Department in City Hall.

Comment 7: So with that said, I spoke to somebody and they just happen to be professionally from the department of energy, and he said, you know, Tina, a lot of these capital projects are being funded through new energy businesses. And I said to myself, wouldn't that be ideal if we could encourage by having a capital project here, green businesses that have come up in Kingston, right, Beacon; let's think about that, those green businesses.

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And so we can have those businesses coming up to Corporate Drive and not a methadone clinic. And this is a wonderful field guide of financial support of sustainable capital projects, and that was done by the Syracuse Planning Department. It's all of the grants that are available to do a project like this, and it's important to think about this now because you're going to enter into your labor agreement, and the labor agreement needs to be able to accommodate some of these things. The labor agreement also should accommodate a good vendor and contractor policy. We do need that in Peekskill. There's no reason we shouldn't have it. I mean, there's a lot of things that the state apparently has done legally to try to protect itself, but anyway.

So I would like to give this to the council. And, again, its field guide of financial support for sustainable capital projects. And then the other thing is the FEMA fire grant policy. This would be funded because the federal government wants to fund green jobs. And so the idea here would be to get a consultant, and there are plenty of consultants out there and -- actually, I was asking Scenic Hudson about it today. And, anyway, there is -- there are consultants out there who can -- anyway, guide you in that direction and even before you enter into a labor agreement. So I think that's going to be a huge impact on our taxes.

Response: Comment noted. See response to comment 6.

Comment 8: And I think that that was it, and I just didn't finish the thing about scale. Oh, and then the other thing was the drainage too. [T]he DEIS [did not] really address where in the city the drainage is going to go. I know it says 25 percent of the water underneath is going to be treated by some sort of waste water plant, but to me it was just sort of like -- anyway, it didn't even say where it's going to connect to McGregor Creek, which is the big question because that's the flood plain. And I thought with the DEIS that would be the first thing. I mean, I guess I was used to, you know, for the waterfront where there were a lot of issues about drainage and things. So I was just really surprised not to see it there, and I don't know how it's going to impact the rest of the infrastructure that we have here that's 150 years old.

Response: Project site conditions including drainage are discussed on pp. 2-9 through 2-11 of the DEIS. As noted on page 2-10, a filtration system is proposed that would treat 25 percent of the stormwater volume from the proposed project site. Also, as noted on page 2-10, no changes are proposed to the culvert that carries McGregor Brook, which is located beneath Park Street just south of the proposed project site. Nor are any changes proposed that would affect McGregor Brook's 100-year floodplain, or otherwise adversely affect the potential for flooding.

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Mr. Wutas

Comment 9: My comment is, why you guys taking a business place to put up a firehouse. Another one block down has a parking garage. Nobody [is] using the parking; only the bottom levels. Nobody is using it.

Response: The upper levels of the parking garage are not currently heavily utilized at most times. There are times when the levels are in use, however. In any event, use of the site that supports the garage would necessitate replacement of the parking spaces lost at another nearby downtown location. To accomplish that would require acquisition of another private property.

In addition, a location that allows vehicle access from Broad Street is preferred to Park Street since Park Street is narrower than Broad Street, and is busier with pedestrians, parked and stopped vehicles and loading for stores. Broad Street's width also readily accommodates the turning radius for the Fire Department's ladder truck.

Comment 10: How many trucks can you put in there [the proposed central firehouse]?

Response: The proposed Central Firehouse will have a total of eight bays. Bays will accommodate the ladder truck, three pumper trucks, a rescue truck, an SUV used for Advanced Life Support, and a utility vehicle. Bays will be used for vehicle parking, and for maintenance and repair as well. The fire station has also been designed to accommodate future growth, if needed.

With the proposal, the total number of bays available for Fire Department vehicles will increase from the current eight to ten. This would include eight at the Central Firehouse and two at the Washington Street substation.

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Mr. David Pacchiana (Owner, Panio Wines & Liquors)

Comment 11: Panio Liquors has been in business for a very long time, and in the same location for 41 years. Okay. [The businesses you propose to displace have] all been in the same location for even plus years, and most of us for over ten years. So when I read your EIS, and let's go to page -- it's on 1.5 and 3.1-14, you talk about how historically the shopping center has had high levels of vacancy and high turnover.

That might be for the shopping center in general in Peekskill, but the spaces you're looking to move, that does not pertain to. We've all been in our locations for a very long time and you're -- we're all very successful businesses. We pay our rent -- we pay our rent, taxes, and service thousands of customers weekly. Those are undeniably very good retail spaces.

Only one of the spaces you're trying to take is vacant, and that's probably because of the city's intentions; nobody's going to move in there right now. [The east side] is a very desirable side of the shopping center with ample parking compared to much less desirable locations. Actually, there is one desirable location, but unfortunately [not every business can be] next to Rite Aid.

Response: Comments noted. The City is committed to relocating displaced businesses and WJCS within Crossroads Plaza if possible, and nearby within the City's downtown if not. The City is also committed to making the relocation and construction processes as painless as possible. City agencies will work closely with the shopping center owner and businesses throughout the process.

The City is also committed to providing adequate parking at or near the Crossroads Plaza during demolition and construction, and to maintaining the same ratio of parking spaces to floor area at the shopping center as currently exists.

The changes to the shopping center size and layout will increase its visibility to Main Street pedestrian and vehicle traffic, which, in and of itself, is likely to increase interest in visiting the center. Pedestrian activity will continue to be focused along the north-south axis along the front of the anchor store, Rite Aid, the large spaces to its north and the adjacent smaller storefronts, as it is currently. No changes to the layout are proposed in this area; only re-occupancy of currently-vacant stores.

With its shorter building length along Main Street, and changes to its façade (specifically at the pizzeria space) to introduce windows, new entry ways, a walkway, landscaping, etc., the more open and inviting sidewalk environment is likely to increase pedestrian activity in this area. Similar changes could also be considered for other vacant spaces that would be re-occupied under the proposed plan.

It is noted that the existing vacant commercial space adjacent to Panio Liquors has been vacant for a number of years prior to the current proposal. Most recently, the City's Youth Bureau was housed at this location.

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Comment 12: Parking is critical for my store because so many of my customers enjoy the convenience of being able to park just ten feet away from my door without having to pay a meter. There just aren't any other locations in Peekskill that compare.

Response: Comment noted. The City understands that the Crossroads Plaza is the only shopping center in downtown Peekskill with off-street, non metered parking. The City is committed to providing adequate parking on the site or nearby during demolition and construction, and to maintaining the same ratio of parking spaces to floor area at the shopping center as currently exists.

Comment 13: The EIS states that the City is committed to helping the displaced businesses find suitable locations as there were several references to New York State's General Municipal Law which limits the maximum payout per tenant of \$25,000. Is it the city's entire obligation to help each tenant move limited to \$25,000? I'm asking you.

Response: Comment noted. The relocation assistance criteria are specified in NYS's Eminent Domain law; the City is bound by the regulations if eminent domain is used for property acquisition.

Comment 14: So you're saying there might be additional funds available?

Response: In addition to relocation assistance offered pursuant to the NYS Eminent Domain law, the City has other means that may be able to help the owner of the shopping center including the Industrial Development Agency and commercial loan programs.

Comment 15: Because just so you know, \$25,000 isn't even enough to move my air conditioners. I'm sure every other tenant [is the same], \$25,000 gets us nowhere. Let me ask you, has the city looked into any estimate as to how much it would cost to move all the other tenants into other locations?

Response: No estimates have yet been secured relative to the relocation of businesses. The City will meet with the shopping center's architect prior to relocation to discuss specific renovation and reconstruction plans for the shopping center, including the costs and expenses of relocating fixtures, equipment and other business property. The City is committed to meeting with all shopping center businesses well in advance of relocation, as property acquisition activities proceed. The City is also committed to identifying all funding sources and other appropriate measures to offset relocation costs.

Comment 16: I will also state that the city paints a good faith image of assisting the current business owners to relocate, yet not once has any city official come into my store or any of the others to speak to us about moving and what your intentions were. So I mean, it just doesn't feel as though the city's behind us in helping us to relocate.

Response: To date, the City has been pursuing negotiations with the shopping center owner. It would be inappropriate to pursue discussions with individual tenants at this time.

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Comment 17: Okay. Fair enough. The city states that the Crossroads property value is about \$4.66 million. The budget for land acquisition is \$2.75 million, and the city has already spent about \$1.2 million to acquire the two adjoining properties. That leaves about \$1.55 million remaining in the land acquisition budget. Given that you're trying to take about 40 percent of the rental space in the Crossroads, a logical calculation, 40 percent of \$4.66 million would put the value of the acquiring piece at \$1.85 million. That already puts you \$300,000 over budget, and that's using your appraisal, and you haven't even compensated any of the businesses for moving yet.

Response: Comment noted. The appraisal for the Crossroads Plaza property will be updated prior to property acquisition. The final acquisition cost for the Crossroads property is subject to negotiations with the property owner and, if acquired by eminent domain, the requirements of NYS's Eminent Domain Procedure Law.

Comment 18: All right. So now I want to talk about the negotiation of 1141 Main Street, which the white house on the corner of Main and Broad. The city appraisal for that house is \$325,000, yet you wound up paying him \$514,000 for the property which was 94 percent of his asking price. As previously mentioned, [the city's appraisal for] Crossroads Plaza is 4.66 million while the property owner's appraisal is \$6.5 million.

If the city invokes eminent domain, a county judge will ultimately decide the amount the city must pay the property owners. In a similar case decided a few months ago, the city of Port Chester was ordered to pay a property owner \$3.1 million. The property owner was seeking \$4.1 million, and the city offered him \$975,000. If the owner gets anywhere near his asking price, the city is going to have to come up with a substantial amount of additional money not included in the budget.

Response: Comment noted. See response to comment 17 above.

Comment 19: Okay. So you're talking about 40 percent of the space. 40 percent of 6.5 million would be around 2.6 plus the 1.3 you already spent. So now you're up to \$4 million. You haven't even compensated any of the [business] owners. So you're about a million-and-a-half over budget there.

Response: Comment noted.

Comment 20: So now I want to talk about business owner relocation. All the business owners have [contacted] experienced condemnation attorneys who are anxious to represent each of us in a relocation claim against the city. From what we've been told by these lawyers representing small businesses such as ourselves against municipalities, is that by law, the city would be required to compensate each business for relocation, the fixture, and business fixture at approved daily wage rates. In essence, the city would have to pay each business owner for all of our ceilings and walls, counters, plumbing, bathroom fixtures, air conditioner, electrical work, duct work, et cetera. You're talking about a whole remodeling here, and we're talking about a substantial cost.

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Response: Comment noted. See response to comment 15.

Comment 21: It is also my understanding that it's not a simple task to simply section off Antonio's Pizza, to section off a piece of his building so you can chop it in half. It's not a given that his space could be salvaged. If it can't be salvaged, that would add an additional land and relocation fees and further budget overruns.

Response: Comment noted. See response to comment 15.

Comment 22: When you consider all of the cost the city is going to incur by using eminent domain, it's easy to see millions of dollars of cost overruns just in land acquisition fees alone. So the big question, how is the city going to pay for all this? Increase the deed transfer tax further? I'd like to talk about that for a second. Up to this point the transfer tax has been a well kept secret. Peekskill residents, you must realize that when you sell your house, the city is taking one percent right off the sale price to help pay for the firehouse. That's \$2,500 on a \$250,000 sale. The city's outgoing residents wouldn't benefit from a new firehouse. This substantial budget gap (outlined in previous comments) leads to an increase to maybe two percent or five percent. Is the city allowed to increase the deed transfer tax?

Response: Any change to the current one percent deed transfer tax would require enacting a new ordinance and obtaining legislative approval.

Comment 23: Peekskill residents will be burdened with the cost of a new firehouse that never went out for voter approval. It seems that many of the costs in the original proposal are far too low. I've only discussed land acquisition costs. What about construction costs? How have price escalations affected the original construction estimates that were done years ago? The original construction estimate was \$12.9 million. What should that now be increased to current dollars?

Response: Comment noted. See response to comment 35.

Comment 24: The primary reason this country's in such financial trouble is because years ago people bought property that they could not afford with money they did not have and did not perceive how -- ahead of time how they were going to pay for it. [I am] familiar with what's going on here.

Response: Comment noted.

Comment 25: I would like to propose an alternative site that would save the tax payers millions of dollars. The [DEIS includes an alternative] using the empty lot just south of the current site with building next to Brown Street. The biggest objection to using that lot is building into the hillside next to Brown Street. [S]hifting Park Street about a hundred yards north of its current location would create plenty of space and a large flat footprint which could house the same facility....[I]f you move Park Street about a hundred yards north, all this is empty unutilized space in the current Crossroads Shopping Center right

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here. So they can take this space; they can make this partially and the adjoining piece right here a parking area. They can put all the bays on a flat area right in front here and build right off the back on the adjoining building here. This is all -- this doesn't even touch the hill that's over here. And if you look at it, it's all unutilized space. It's dead space.

The scheme presented by the commenter is provided below:

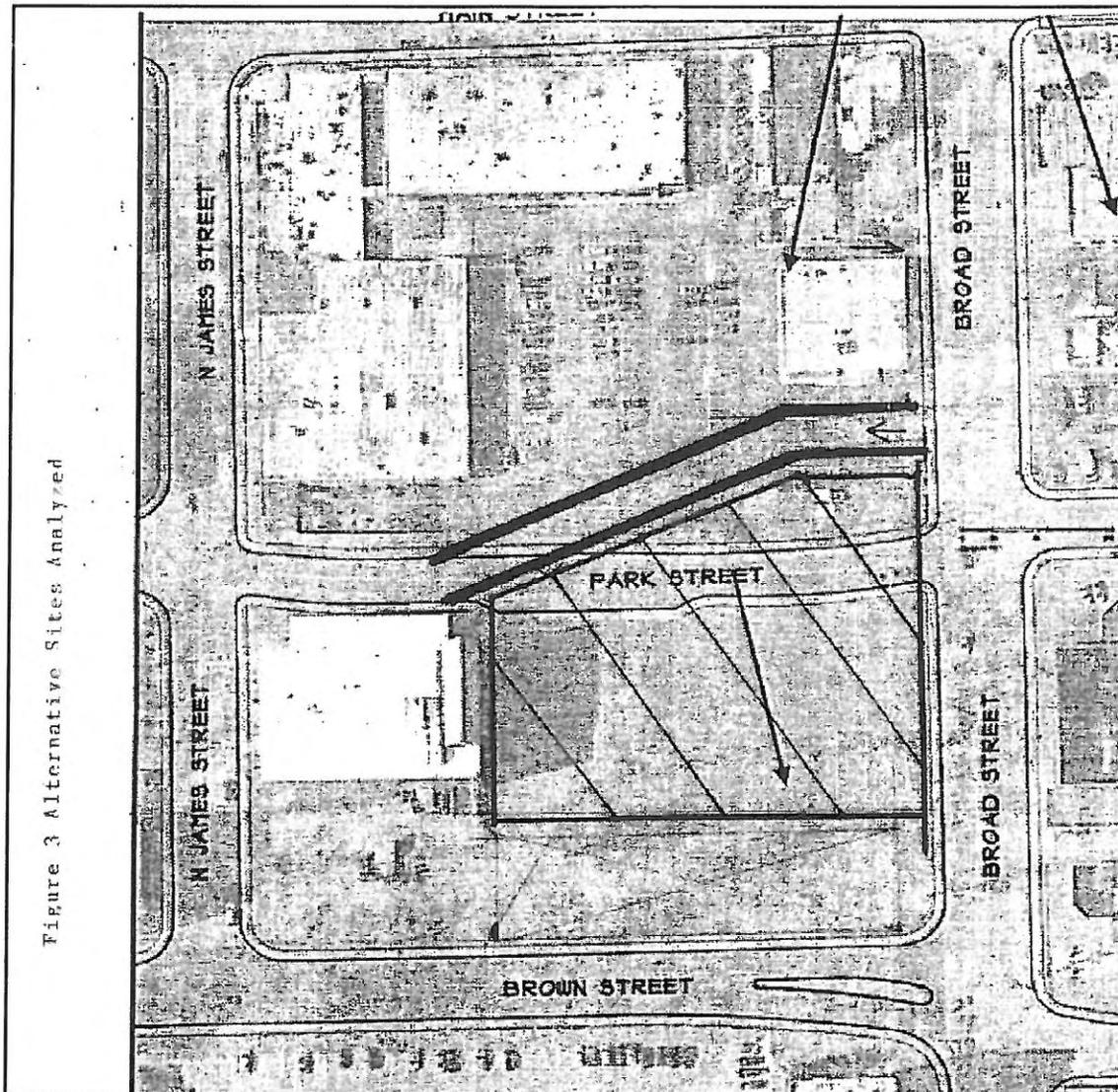


Figure 3 Alternative Sites Analyzed

Response: The commenter has proposed the rotation of Park Street by approximately 20 degrees northward starting approximately 300 feet west of the intersection of Broad Street. This would add approximately one quarter of an acre of land to the parcel that is south of Park Street, and west of Broad.

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This scheme offer several desirable features. It would avoid the need to acquire improved property, would involve no demolition, and no displacement -- voluntary or involuntary -- and relocation of residents and businesses.

Also, as compared to the alternative for this site reviewed in the DEIS (the "Brown" Street site), this scheme would place the fire station building 50 to 60 feet farther north, further from the multi-family residences along Brown Street. At this distance noise and air quality effects from operations at the facility would be slightly less than they would be under the alternative reviewed in the DEIS.

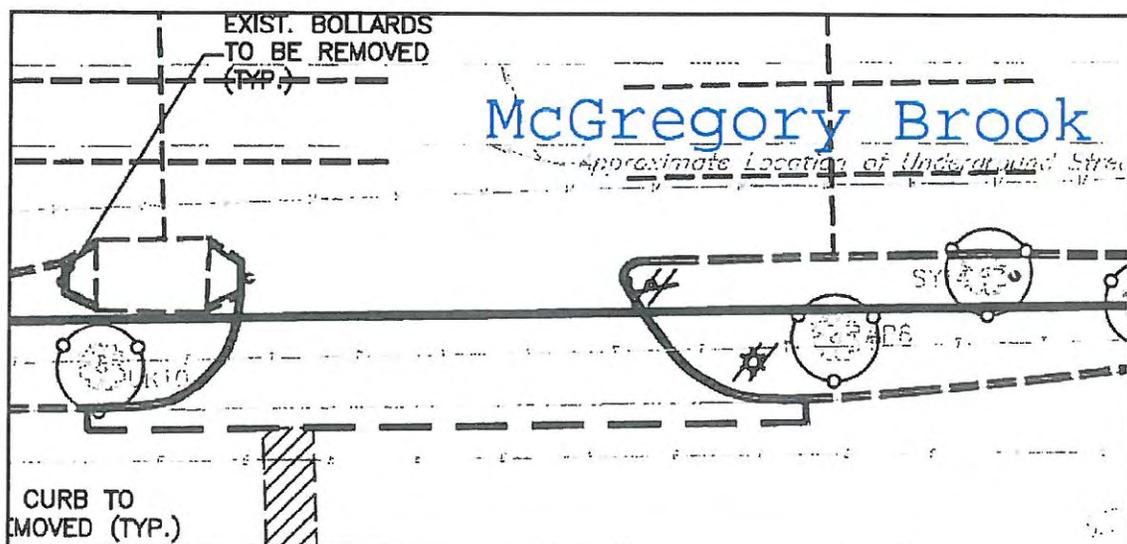
However, private property would still be acquired in the form of existing parking spaces from the Crossroads Plaza, and the entirety of the unimproved land at One Park Place. The parking would be taken from the Center, with no corresponding change in its floor area. Additional parking would need to be identified nearby, and this would adversely affect operations, and retail leasing, at the center.

The majority, if not all, of the existing diagonal permit parking spaces within Park Street would need to be eliminated as well.

This scheme would potentially affect utilities beneath Park Street, and if so that would be an added cost compared with the proposal reviewed in the DEIS.

This scheme would place a great amount of construction (and future firehouse) activity directly atop the culvert that carries McGregory Brook, which may involve special measures to assure the integrity of the culvert, and assure continuous access to the building for fire equipment.

For reference, the approximate location of McGregory Brook as taken from the property survey for the property is shown below:

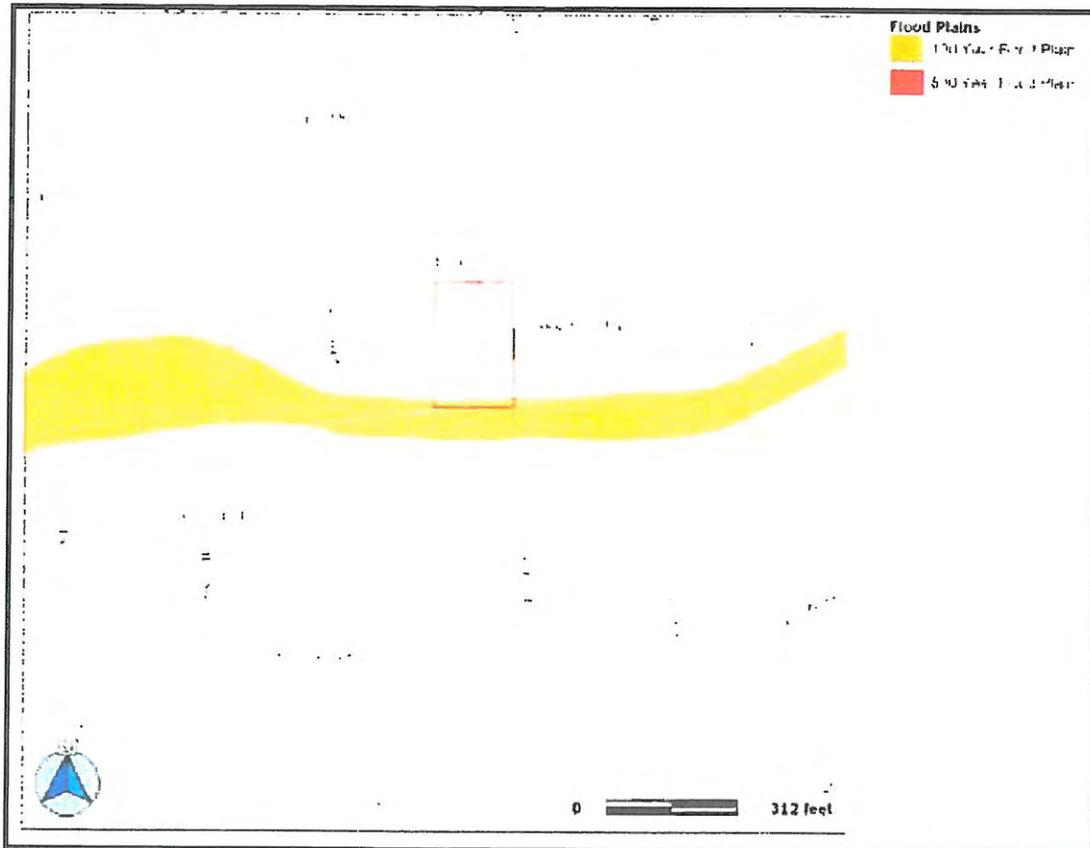


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The image depicts the approximate location that the McGregory Brook crosses the southernmost section of the Crossroads Plaza shopping center parking lot in the vicinity of the easternmost existing driveway. The 96-inch culvert that carries the brook continues at the same approximate location from east to west.

As shown on floodplain mapping below (Westchester County GIS), northern portions of the One Park Place property lie within the 100-year floodplain for the brook. Structures located in the 100-year floodplain must comply with Chapter 287: Flood Damage Prevention of the City of Peekskill Code. Depending on its final footprint location and lowest floor elevation a structure on the One Park Place site may need flood protection measures. Such measures would increase construction costs.

In any event, placing the vehicle bays and driveways for the City's primary emergency services facility adjacent to the 100-year floodplain would not be appropriate, since flooding could harm equipment and gravely affect emergency operations.



McGregory Brook Floodplain

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The project architect has provided the following specific comments on this scheme:

A sketch site plan for the Park Street site was provided in the site study that was presented to the City in 2008. In that study it was determined that several serious drawbacks existed, which would also apply to this alternative scheme:

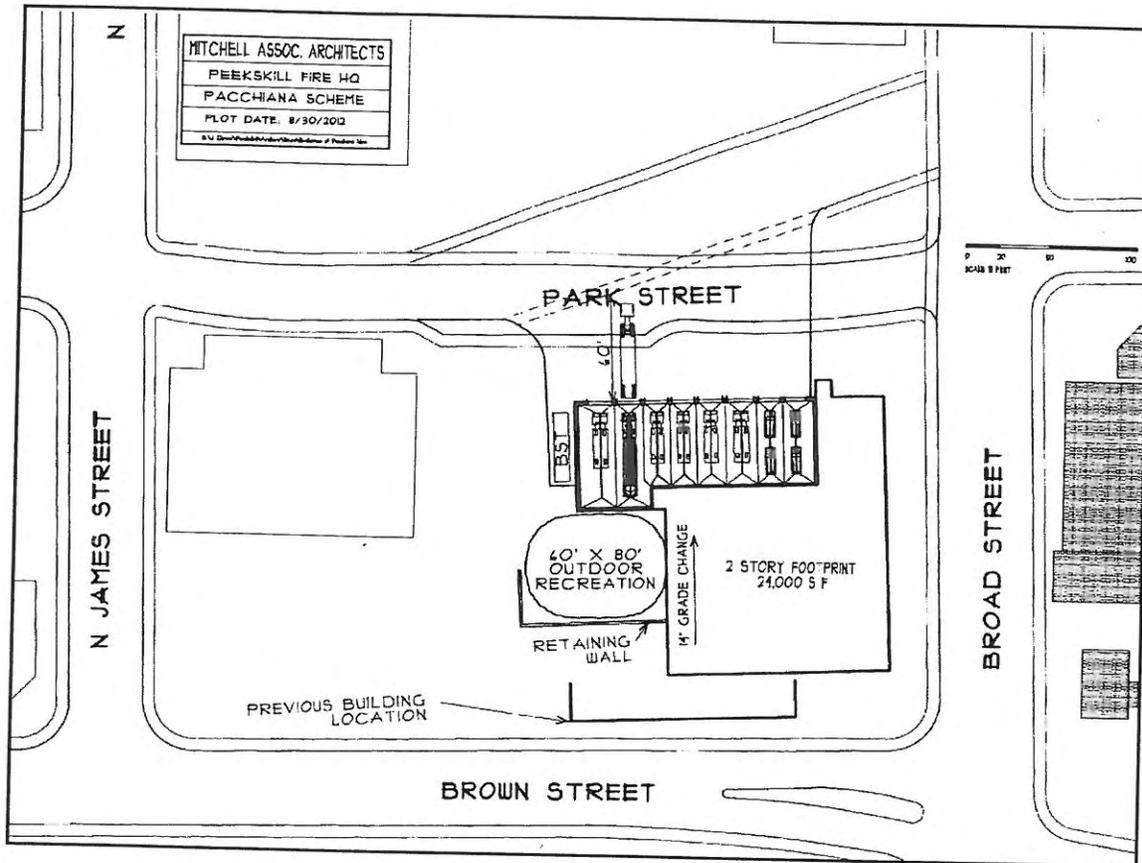
- 1. Park Street is too narrow to easily allow fire truck egress.*
- 2. The steep grades prevent a drive through bay.*
- 3. The steep grades would result in excessive construction costs.*
- 4. The steep grades will cause much of the first floor space to be subterranean.*
- 5. The subterranean spaces will be subject to future ground water intrusions, dampness and mold issues that are currently experienced at station 3/5 (the station at Crompond Road / South Division and Broad Street).*
- 6. The steep grade requires a public entrance on the second floor and a firematic entrance on the first floor. This may complicate the ability to provide controlled access to the building without additional personnel, and attendant costs.*
- 7. There is inadequate potential parking on the site.*

Moreover, there is a limit on the northward relocation of the proposed station due to the following design issues:

- 1. The culverted brook under Park Street cannot possibly be moved, so northward movement of the proposed fire station would be limited to the area to its south.*
- 2. The proposed relocation of Park Street must merge with the current location east of the southeast corner of the Rite Aid building.*
- 3. Park Street will need to be widened in front of the proposed station.*
- 4. Because the ladder truck will be required to back in, the apron depth needs to be 60 feet.*
- 5. To meet these criteria, the proposed station can only move approximately 26 feet northward as compared to the Park Street alternative reviewed in the DEIS.*

None of the issues listed above are rectified by the proposed scheme. Furthermore, as the sketch below shows, moving the building north also require moving it east with the result of eliminating most or all on-site parking.

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Comment 26: I'm sure [the owner] would have no problem selling to you. That's dead space to him anyway. He doesn't get any rental on that.

Response: Comment noted. The owner of One Park Place approached the City with a proposal for the subject property several years ago. This proposal included revisions to the City's zoning regulations which were enacted. A specific development proposal was not put forth at that time. It is the City's understanding that this property is not available for purchase, and that substantial amounts have been invested by the current owner in developing a plan for this property. Any purchase price would likely reflect a relatively high value pursuant to the current zoning, and the investments that have been made to date by the owner. As noted earlier, this site is not considered an appropriate location for the proposed Central Firehouse.

Comment 27: And I also say to you, you do not have to move the utilities up the street because you can stage that as your parking area for the firehouse.

Response: Utility relocation may be needed under this scheme. See response to comment 25.

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Comment 28: Building a central firehouse on this alternative site would save a million dollars of acquisition costs and demolition expense. The city would be utilizing empty space and would continue to receive much needed tax revenue for my business as well as the others. The boxing gym, which has been a great addition to Main Street, would not have to be moved. The historic house on the corner of Main and Broad would not have to be torn down. I'm sure we would all upgrade our locations knowing that we were going not going to be displaced. I'm sure new businesses will now be willing to move into the Crossroads Shopping Center right across from a big beautiful brand new firehouse. This plan would be a win, win, win for everybody.

Response: Comment noted.

Comment 29: The residents of Peekskill should realize it's up to you. Do you want your city to spend a couple of extra million dollars when a viable alternative exists a mere 100 yards away? If you disagree with the city's current plan, you need to speak up, call city hall, email city hall, and I just appreciate everybody hear me out and listening to my opinion on this matter.

Response: Comment noted.

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Arne Paglia, 28 North Division Street

Comment 30: I guess for one I'd like to support my fellow business owners from Antonio's Pizza, Panio's Liquors, respectfully. I would like to remind the Council that the community spoke quite loudly [about] eminent domain and [considering] other alternatives; I don't think that we can afford the price tag on this. And I think it's in excess of \$20 million. I think that knowing the conversations I've had with other property owners, both residential and downtown business owners, they have grave concerns about the financial impact of tax increases and of losing space in the downtown -- prime space downtown.

Response: Comment noted.

Comment 31: Again, no desire to see eminent domain enacted for this in these economic times. And I think the concern is our council [should take] one step back and think again. And for the most part, everything that's being developed in the process, I haven't seen any hold back, any thinking again -- any thinking well, maybe we can only afford a \$10 million project [using] finite numbers and without enacting eminent domain. And I think it's been a top down approach, and I think this council needs to get as much public input, real genuine public input, and hear it actually, not kind of publicly prove their point, but have the public's point be thoroughly explored and really heard, because I think this is any way of potentially standing in the way of the future of this town. As far as I know, people [are] moving out of Mahopac because they're crushed by the financial burden of that firehouse. I don't think we are going to grow because we're fully developed as far as I could see. So I think maybe we need to work with six bays rather than eight bays. And I've heard feedback from, you know, members of the fire department or members of this community who think this is a little over top, and then the concern is that the community's not here speaking about this because they think it wouldn't make any difference. So I would like to encourage the council to think again. There are other matters I'll address in the general session, but from what I've seen on whether it be this administration or the last four administrations, there's just far too much rolling ahead without really listening to the input of the community, both when it's speaking out and sometimes also when it's silent, because they still have concerns, and they need to find those concerns. It's like finding the needs of your customers and finding the concerns of your customers. It's not their job to come tell you. It's not their job to come here and tell you it's going to be \$20 million [and what is] this going to [do] to my tax rate. How many other things need to be addressed? Is this an emergency that has to be addressed now? Does it really have to be addressed using eminent domain, and does it really have to happen now in the way proposed because it looks like more than any of us can afford?

Response: Comments noted. The Common Council initiated the process of reviewing the City's fire protection and emergency service needs in 2008. The review included the evaluation of conditions at the City's existing firehouses, and of the costs of renovating them. See the responses to comment 3, 36, 38, 60 and 74 also.

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To recap the public process to date: between 2008 and 2010, the Common Council held public meetings which were also broadcast to the community (via cable television and the Internet) at which the City's public safety needs were discussed. Six (6) public meetings were held in 2010 specifically on the renovation needs of the existing firehouses and the Central Firehouse proposal. Prior to the meetings, a newsletter was sent to City residents providing background on the conditions at the existing firehouses and to solicit public feedback on the available solutions.

Public hearings were also held by the City's Common Council in August of 2011 on the Environmental Assessment Form prepared for the project, and to solicit public feedback on the nine factors of the balancing of public interests analysis included in the DEIS (as chapter 3.9) and on amendments to the Historic and Landmarks Preservation Code to exempt public safety uses.

Finally, a public scoping hearing was held in March of 2012 for the Draft EIS.

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Cesar Vele, Decatur Avenue

Comment 32: We're in Peekskill for the last four years. And this project -- as a citizen of Peekskill, I'll be affected in two ways, as a taxpayer because I live on Decatur Avenue and as a business. For us to build up for ten years is not simple. It takes time. It takes sacrifice. It's everyday work. Now, even if we move into the same location, it will take a lot of time to build up again, new customers to build up. Also, the amount of parking that we're going to lose spaces left is going to be more difficult to us. The customers, they like the shopping center because they have access to the parking lots. And, actually, Crossroads Shopping Center is the only shopping center of Peekskill with free access, free parking. And it's [going to be] taken away from us.

Response: Comment noted. The City intends to relocate the four businesses and one institutional user affected to existing vacant locations in the Crossroads Plaza shopping center. For a more detailed response, please refer to the response to comment 11.

Comment 33: And the other point is when I start my business, I apply for a permit for [a] sign and didn't get approved. They said historical district. Now they want to build a firehouse, which is okay, fine, I approve, but the laws are made according to the convenience of the city or just according to the -- they decide, I don't know, but that's my point. And like I said, it's a business that we generate jobs, we bring people in it, and we like to keep.

Response: Comment noted. As noted above, the City intends to relocate the four businesses and one institutional user affected to existing vacant locations in the Crossroads Plaza shopping center.

Comment 34: I support the -- Mr. Panio's liquor store proposition to be moved into the lot which is vacant which would be great. Actually, it will not affect us. We'll have new firehouse, and I think everybody will be happy.

Response: Comment noted. See response to comment 25.

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September 10, 2012 Public Hearing Comments

Tim Ball, Fremont Street

Comment 35: I know you started out with -- my figures might be off a little bit, because I go by some of the paper articles and things, and sometimes the papers don't tell all the truth either; they falsify a little bit. It said \$15,600,000 originally with \$2,750,000 land acquisition, which leaves \$12,850,000, and this started in 2008. Now, it's been four years, and starting next year it will be five years. Now, every year there's got to be an increase in materials and everything, so this figure has to go up and up and up. And this Mitchell fellow, the architect or whoever you had in the paper that these contractors agreed to stay near the price and stuff. Well, I can't believe that because if the prices go up, salaries go up, everything goes up.

Response: The schematic design for the Central Firehouse was developed in 2008. This allowed for site selection to proceed. In 2011, after a site was selected the design was further developed, and an estimate of construction costs was prepared. The current \$15.7 million total projected project cost was prepared in 2011 and was based on that more fully developed construction cost estimate. The \$15.7 million projected cost includes an estimated \$2.75 million in land acquisition costs, \$10.5 million in hard construction costs, and approximately \$400,000 in user furnishings, fixtures and equipment. Approximately \$2 million is allocated for soft costs (i.e. architect, engineering, and planning; insurance, site testing, and similar costs), a contingency, and inspection fees and other Building Department fees.

Hard construction costs are projected to increase by up to two percent this year and up to three percent in 2013. Based on the current design program and including increases of two percent in 2012 and three percent in 2013, the construction cost for the building and other improvements would be estimated at \$11.26 million at year's end 2013.

Comment 36: I've been at two other meetings, and I said with this building here, we got these three towers out here, and I said the two stories of those towers should be cut right off, bring it down to the first floor where you have to stand on it, stay out of the rain to go in. And the reason I said that is for \$350 a square foot, one should be -- maybe not consider the little teepee things and Taj Mahal or whatever he's trying to make it look like back years and years ago. Well, it's not going to happen. This -- you don't want all these fortification things up there. I mean, I went past the Carmel firehouse; it has a nice addition, a plain building, a little accent. Mahopac firehouse, now Millwood, it was in the papers. Did you see how they're building theirs? Yeah, it's not cheap, but it's plain and simple. You don't need all this garbage. The men are there to have a place to work, to sleep, and train.

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Response: A rendering of the new Millwood Firehouse is provided below:



The new Millwood firehouse would comprise approximately 18,000 square feet, or approximately half the size of the proposed Peekskill Central Firehouse. According to the Millwood Fire District web-site, the new Millwood building would be in two levels, have five apparatus bays, with a future expansion bay, and approximately 50 parking spaces. In 2010, it was projected to cost \$12,854,191, with a \$1.6 million contingency.

In addition to the new firehouse shown above which is intended to replace the company's current main station, the Millwood Company has an additional two-bay station and a separate training center.

In 2011, the Millwood Company responded to 340 calls, a fraction of the almost 4,000 calls that the Peekskill Department responded to.

Carmel / Mahopac Area

The Town of Carmel (including Mahopac) is served by three fire departments – Mahopac, Mahopac Falls, and Carmel. A fourth – Lake Carmel – also provides coverage to a portion of the area. The total current population in the Town of Carmel is approximately 34,000. The adjacent Town of Kent, which includes the hamlet of Lake Carmel, is home to approximately 14,400.

The Kent Volunteer Fire Department may also respond in the Carmel area.

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A photograph of the recently-constructed Mahopac Fire Department main station is provided below:



The Mahopac Fire Department main station includes eight bays. The building, finished in 2007, comprises 25,000 square feet, and includes a large banquet hall, lounge and ready room. The central rotunda houses a radio room on the first floor, and trophy room above. The banquet hall includes a full kitchen and is available for member and non-member rental.

In addition to the main station, the Mahopac Fire Department operates from two additional stations, each of which houses two trucks.

Information on staffing and number of calls could not be obtained. However, the Department has three engine companies served by a total of five engines, one truck company with one ladder and one rescue truck, and EMS corps with two ambulances and one additional medical vehicle, and a Fire Police Vehicle.

A photograph of the Mahopac Falls Fire Department's main station is provided below:



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The main station houses seven (7) trucks including pumpers, a brush truck, and two ambulances. The department conducts its drills, training, and business meetings at this station.

The Mahopac Falls' Fire Department has one additional substation, which house three trucks. So far in 2012, the Mahopac Falls Fire Department has responded to between 55 and 75 EMS calls monthly. The majority are EMS calls. Annually, this translates into between 660 and 900 calls.

The Department has approximately 150 volunteer members, and averages over 600 calls a year.

The Lake Carmel Fire Department has a main station that houses two engine trucks, one tanker truck, one rescue truck, an ambulance, the fire police van, a rescue ranger and a boat. The sub-station houses one pumper, one tanker and a boat. So far in 2012, the 125-member, all-volunteer force, has responded to 196 fire and 516 EMS calls. Typically the Department responds to approximately 1,000 calls annually.

Information on the Carmel Fire Department could not be obtained. From limited information available on this Department's web-site, this Department operates from one station on Gleneida Avenue in Carmel. This Department is not affiliated with the Town of Carmel.

As noted in the DEIS, in 2011, the Peekskill Fire Department responded to 970 fire calls, approximately 2,000 Advanced Life Support calls, and approximately 1,000 Basic Life Support calls, or almost 4,000 calls annually.

At 34,000, the population of Carmel is approximately 10,400 more than the 23,500 2010 population in Peekskill. The Town of Carmel covers a much larger area than Peekskill. The Carmel area is less dense than the Peekskill area, and has fewer multi-story structures. Of course there may be other relevant demographic and land use differences between the two communities. And coverage of the companies in Putnam overlaps to a greater degree than in Peekskill, where the City is the primary responder to most calls.

It is worth noting however, that taken as a group the Mahopac, Mahopac Falls and Lake Carmel Fire Departments also respond to several thousand calls annually, perhaps as much as 5,000. The three companies have many more volunteers than Peekskill and a total of 24 larger Fire and EMS vehicles (i.e., engines, pumper / tankers, ladder trucks, rescue trucks and ambulances) available to respond to emergencies. [Note: This total does not include smaller utility and SUV type vehicles, and boats.]

On the other hand, Peekskill, with its approximately two hundred volunteers and twenty-four career firefighters, operates with a total of five engines, one aerial platform (ladder truck), two paramedic fly cars and one utility vehicle (9 comparable vehicles).

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With the number of calls in the Carmel area estimated at 5,000 annually, and in Peekskill at 4,000 annually, each area generates in excess of 10 calls per day. Based on the ratio of total calls to vehicles and volunteers available it seems that Peekskill's is a highly taxed force of volunteer and career firefighters, and the City's Fire and EMS equipment is well used.

Proposed Building Design

Regarding the proposed design of the Central Firehouse, the following is repeated from the DEIS for convenience:

The Main Street façade of the Firehouse would be two to 2.5 stories with a central tower feature at the main entranceway. The façade will be articulated and set back at varying distances from the front street line. Material used as a finish for the tower and the building base will be a rusticated stone in a light brown tone with matching finishes used for brick and brickwork of the façade.

The articulated, set back façade would provide visual interest with the different materials utilized, and the changing light conditions of the day and season. The gray shingle mansard roof is evocative of similar roofs in Peekskill including the portion of the Crossroads Plaza to remain to the west and structures to the north opposite the project site.

Elements, including scale and massing, color and contrast, material textures, the articulated façade, and window and wall openings, have also been incorporated into the proposed architectural design of the Central Fire House that are evocative of Peekskill's historic architecture. Other elements such as the towers, brick face and façade ornamentation are common on public buildings. Overall, the building has been designed to be compatible with the size and architecture of surrounding structures while being distinctive in appearance.

The Broad Street façade would be dominated by the bay doors for the garage portion of the Firehouse. This façade includes two towers; one just south of Main Street and similar in height to the Main Street tower but with a smooth finish stone in a matching color. Another shorter tower will be located at the mid-point between the two sets of four garage bay doors. It is noted that bay doors are represented as white on the renderings provided herein. The City's Historic Preservation Planner has requested that a tan color be used for the bay doors rather than the white shown in the renderings.

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An area behind the proposed Central Firehouse will be used for outdoor recreation and will be enclosed by a six-foot masonry wall. The wall would be similar in look and texture to the proposed Central Firehouse. North of the enclosed area, ornamental fencing and a gate will be used to secure the area between the rear of the Central Firehouse building and the masonry wall. Areas adjacent to the wall and the existing shopping center parking area will be landscaped and mulched.

As noted above, some features of the proposed new building are in keeping with the character of surrounding buildings. For example, its 1.5 to 2.5-story height would be similar to structures along the north side of Main Street, and the east side of Broad Street opposite it. Its overall massing is roughly equivalent to the portion of the Crossroads Plaza structures proposed to remain, and for the block on which it would be situated. Other elements, such as its tan / brown color and contrasting tones, its material textures, the articulated façade, and pattern of window and wall openings are evocative of Peekskill's historic downtown architecture. Specifically, the gray shingle mansard roof is evocative of similar roofs in Peekskill including the portion of the Crossroads Plaza to remain to the west and structures to the north opposite the project site. Mansard roofs can be seen on the Riley Building and many French Second Empire residences seen around the City (including one opposite the proposed project site on Main Street).

One difference with surrounding and downtown Peekskill is the overall length of the Main Street façade of the proposed Central Firehouse. While the existing Crossroads Plaza façade is actually longer than that of the proposed firehouse, most buildings in downtown Peekskill are set on much smaller lots, and have much narrower facades. The proposed firehouse has been designed to include a mix of one-story and two-story elements which serves to reduce the appearance of its size.

With regard to the fire station's overall size, it has been designed to accommodate the majority of the City's firefighting personnel and equipment, and, as such, its 36,500 square foot overall size is appropriate. The building includes eight bays on one level for vehicles, and storage space for equipment and materials, sleeping accommodations for career firefighters, training and social space for all firefighters, a kitchen, and administrative space on the two levels fronting along Main Street. The proposal also includes outdoor recreation area comprising approximately 3,500 square feet. Training space included at the west end of the first floor may also be used for public meetings. The building has been designed to provide flexibility as the City's Fire Department career staffing grows or Fire Department needs change. Copies of the proposed building first floor and second floor layouts are provided in Appendix D.

In choosing the proposed design the project design committee, which was comprised of volunteer and career fire fighters as well as members of the City staff, sought to develop a building design that addresses the specific goal of bringing firefighters, both volunteer and career, under one roof to enhance operations and efficiency, and to provide opportunities for the volunteer and career firefighters to work and train together.

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The building design is intended to improve the visual quality of the neighborhood and stand as a symbol of pride for the volunteers and career firefighters. The Central firehouse is intended to be a significant civic building that is expected to remain in operation for more than 100 years. It will be situated at the gateway to the city for travelers arriving from the east, and as such will help define the character of the city. It will announce to potential investors in the city that the city takes pride in itself and is willing to invest in its future.

The planning and design process included experts in the field including Manitou, Inc., and the editor of Fire Engineering magazine. The design reflects current thinking about fire operations, training, and firefighter safety and meets all current codes and the recommendations of the NFPA (National Fire Protection Association), FEMA (Federal Emergency Management Agency), and ANSI (American National Standards Institute). The design has been reviewed and vetted by City firefighters, City staff and by firefighting experts.

The City also believes that this investment will enhance the City's ability to retain existing volunteers and attract future volunteers to the City's Fire Department. Maintaining a corps of volunteer firefighters will reduce or eliminate the need to budget additional funds to hire additional career firefighters.

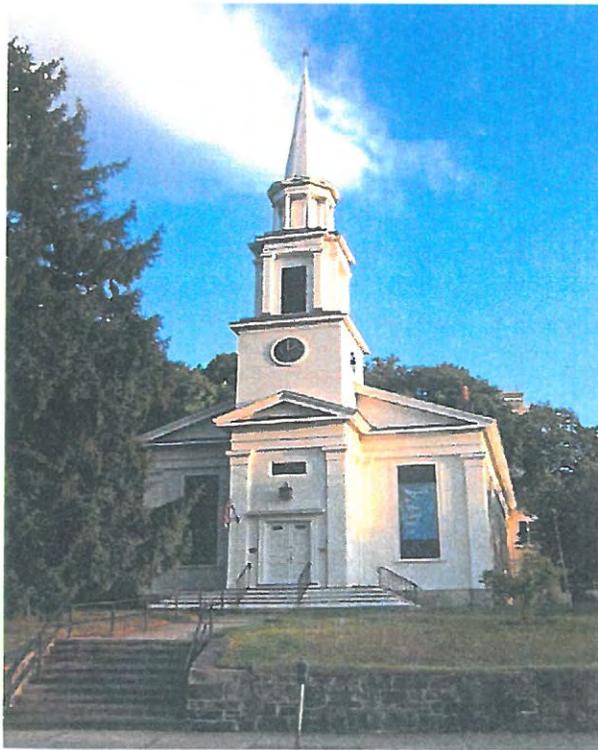
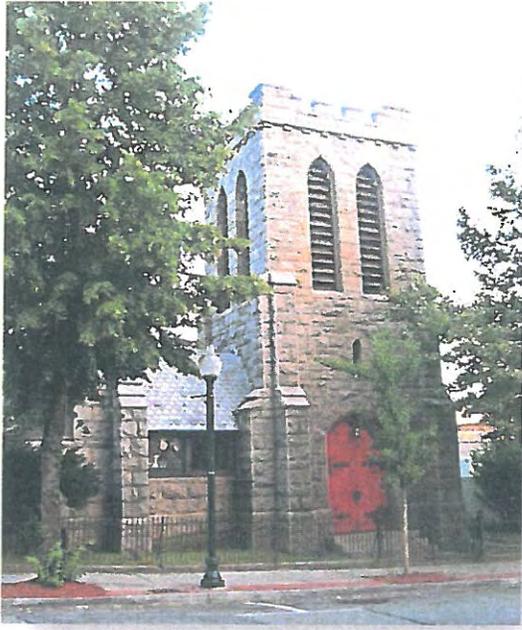
With regard to the inclusion of towers in the proposed design, towers exist in downtown Peekskill on several prominent buildings including City Hall, churches and on Division Street. No singular design is apparent on these buildings, as can be seen in the photographs below and on the following pages:



Peekskill City Hall

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St. Peter's Episcopal Church and the Presbyterian Church:



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Tower-like façade enhancements are also found on some residential or mixed use structures. In these instances they are circular and begin above the base of the building, and are sometimes not incorporated into the building's usable area, as in the picture below. One example of a fairly common façade feature in Peekskill is shown in the photograph below taken of a well-known mixed use structure on North Division Street:



When present, towers have accentuated the overall prominence of civic buildings such as the City Hall. They have also been widely used as part of the symbolic architecture of religious and other institutional buildings. In instances such as that above they have a historical and cultural heritage value as well. (This particular element relates to Peekskill's Hungarian and Eastern European roots.) Towers are typically featured at or near the main entry or focal point of the building's façade. On corner properties such as those shown above they add particular emphasis to a building's visual statement.

The proposed Central Firehouse has been designed to evoke a rustic feeling that is intended to blend with surrounding architecture, while honoring its prominent corner location along the City's main thoroughfare. The towers are intended to add interest to the Main Street and Broad Street facades, and focus attention on the proposed main building entry ways. A third tower at the Main Street / Broad Street corner of the building is intended to draw attention to and honor the landscaped memorial and open spaces in this area.

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In any event, while the appearance of the proposed Central Firehouse may not please everyone, the cost of the new structure on a square foot basis is not likely to be reduced significantly from the removal of architectural embellishments like the tower features. The Common Council believes that a civic building such as is proposed at this location warrants an appropriately prominent appearance and design.

Comment 37: Second of all, Mayor, you made a comment when the fellow from the liquor store last week was saying, why don't you go across to that empty lot, and you said, well, that's private property. All properties are private. So I think it was a mistake by saying that. You know, it's private property. The only thing I can think of that you don't want to put it over on that lot is because these guys who own that lot came a couple of years ago and said they were going to put in all these stores, build condos and this and that, and you haven't seen them since. It's an empty lot.

Response: Comment noted. See also responses to comments 25 and 38.

Comment 38: First of all, you don't need something that big. You put four bays in there; you put the ladder, the rescue truck, and one of the engines, and the fourth bay is for a paramedic car. Plain and simple. Cut the building down. Second of all, you put the other two bays down at Centennial, which you're keeping anyhow. Put the other two fire trucks down there with the third one and the paramedic car. You got both ends of the city covered. Very simple. I worked here for 26 years as a career firefighter. I lived in these places. I know they should be livable. I've been through the bugs, the mice, the rats, everything. There's mildew in them and all of that.

Now, this building, if you cut it down to four bays, you can put it in that empty lot. And I know they said, well, according to these new laws or whatever, you have to have a drive-thru for the ladder truck if it's longer than so many feet. Very simple, right on the corner of Park and Broad. You can go in and out right on that corner with the ladder, and [it can] empty out onto Broad Street when there's a fire. There's your drive-thru, and put it along Broad Street going up there, and the building can face that way, you can set it back four to five feet with shrubbery, entrances into each of the floors going up. It's not that steep a grade. And I was over there at the -- looking at the maps and stuff, and that lot over there is like a little -- almost 63,500 square feet. And the building that you want to put up is 36,000 square feet, which leaves a little over 27,000 square feet for parking and everything else, but they have buildings there with people living in them and business that you're trying to acquire more people to come in and run businesses. It's kind of ridiculous when you have a building, you don't want to tear it down. You renovate -- renovate a little bit in that situation.

Response: Analysis of the four parcels at the intersection of Park and Broad Streets was included in the DEIS. The two parcels south of Park were determined to be too steep to function for the fire station. The parcel northeast of the intersection has been developed for a Walgreen pharmacy. The parcel northwest of the intersection is the selected parcel. It is an excellent site for the fire headquarters since it is flat and has frontage on three streets. Fire trucks would exit onto Broad Street which is an extra side street. The fire truck

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existing onto Broad Street will be approximately 250 feet from the base of the hill that comes down Broad Street from the south significantly reducing the risk of accidents under wet and icy conditions. The site also allows for a parking lot and outdoor training space for the department.

A drive-thru bay would not be feasible at the Park Street site. Grades within Broad Street along the eastern side of the Park Street parcel range between elevation 153 and elevation 166, according to mapping prepared by Westchester County. This represents a change of thirteen feet over 270 feet, or a slope of just under five percent. While a retaining wall could be erected at the site to provide a flat area to accommodate truck movements on the site, grades within Broad Street cannot be changed. Any potential solution would need to provide a transition that can accommodate the ladder truck from an adjacent street to the building bay. Resolving this issue would not be possible given the size and depth of the site, the slopes present, the floodplain at the north end of the parcel and the amount of site area that would be consumed by the transition area.

See also the response to comment 25.

Comment 39: [A]t Crossroads, they're saying the property's worth like \$6.5 million, and you people are saying it's -- I don't know where you got your estimate, it's like 1 point something. Well, somebody's not getting their figures right. It's commercial property, and these people who own it, you're going to have a very hard time dealing with them because they own a lot of big, big commercial properties and probably got some very expensive lawyers, so it's going to cost the city a lot of expensive money, and it's tax money.

Response: Comment noted. See response to comment 17.

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George Judel, Unknown address

Comment 40: Miss Mayor, George Judel from Peekskill, a taxpayer in Peekskill, and I have serious questions about this for you. When you originally ran for Mayor of Peekskill, did you or did you not say, [the City] will never use eminent domain to take anyone's property away?

Response: Chapter 42 of the City Code, adopted in November 2009, restricts the City of Peekskill from invoking the power of eminent domain for the sole purpose of economic development on any property in the City of Peekskill which:

1. Is benefitted by a valid and subsisting certificate of occupancy; and
2. Has not been used for any purpose other than that permitted by the certificate of occupancy during the two-year period immediately preceding the Common Council's determination to invoke eminent domain; and
3. Has not been vacant for more than two years immediately preceding the Common Council's determination to invoke Eminent Domain; and
4. Has not been determined by the Common Council to be a blight on the neighborhood; and
5. Poses no hazard or danger to the public health, safety or welfare.

In passing that ordinance the City of Peekskill expressly reserved the right to invoke the power of eminent domain as provided in common law and by the Constitution of the United States, the Constitution of the State of New York, the Eminent Domain Procedure Law of the State of New York and any other federal, state or local law, rule or regulation as may be adopted or amended from time to time.

In addition to the above, the ordinance passed in 2009 specifies that the use of the power of eminent domain may only be invoked by a supermajority vote of at least 5/7 of the Common Council.

Comment 41: Okay. You're an actuary. I don't know how to say that word. What's the word? CPA -- you're able to figure things out for 30 years; right? If the cost of this firehouse is \$15 million, tell the people what the real cost is, \$30 to \$40 million, and that's your legacy. Besides having a new firehouse, the taxpayers will be paying for this for the next 30 years; is that correct?

Response: Bonds to fund the construction of the Central Firehouse would be paid off over a 25 year timeframe. The projected amortization schedule based on a four percent interest rate is provided in Appendix F. Total projected interest on \$15.7 million paid over the 25 years would amount to \$9,161,115. See also the responses to comment 35, 46, 47, and 48.

Comment 42: Has an environmental study been done of McGregor Brook that runs alongside of this and the flooding possibilities? Your old City of Yonkers uncovered a brook and is making stores and attractions next to the brook, but you're going to build a firehouse right next to a brook; is that true, Miss Mayor?

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Response: The DEIS included information on project site conditions including drainage, Gregory Brook and the potential for flooding on page 2-9 through 2-11. Please also see the response to comment 25.

Comment 43: And it's supposed to be a central firehouse, but there's one firehouse left out, Washington Street. Why not build the firehouse right on Washington Street and make all of the firehouses together? Why did you keep one out as a substation?

Response: See response to comment 31. The Fire Station Location Study was included in the DEIS as Appendix E; excerpts from the Renovation Study were also included in Appendix J. All of the studies completed are on the City's web-site (Fire Department page).

Comment 44: Only you're a four mile city -- okay. But, basically, so you've already spent a half a million dollars to acquire property. You say you're going to spend another million-and-a-half. It's amazing how you spend money.

Response: Comment noted.

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David Pacchiana, Panio Liquor Store, Crossroads Plaza

Comment 45: Hi. I'm David Pacchiana. I'm the owner of Panio Wines & Liquors in the Crossroads, the business that has been there for 41 years. I guess -- okay. So at the last meeting I brought up a few points about an alternate plan. I guess you're saying that you're going to respond to that not at this meeting, but with some statement that you're going to issue in the future; is that correct?

Response: Yes. Public comments received at the two public hearings held by the Common Council on the Draft Environmental Impact Statement and the potential use of eminent domain are responded to in this Final EIS. The responses will be considered and discussed by the Common Council at a public meeting.

Comment 46: Okay. My first question has to do with you guys issued a supplemental environmental impact study after you – after the last meeting. So if you look at the first page on the fourth paragraph down you talk about issuing bonds, and you say that annual debt service cost on the bonds are projected to be about \$980,000 annually. And then the next line you talk about the projected debt service schedules provided on the project cost (indiscernible) appendix. So if you go to that schedule, it's basically the line item, \$980,000. So then if you go down two more paragraphs, you say based on the total – on the estimated total cost, total interest paid over the 25-year term of the bonds would amount to approximately \$9.2 million. So if you take \$980,000 times it by 25 years, you come up with \$24.5 million. So if you back out the interest, you're looking at about \$15.3 million of an initial loan. So, now, if you go to the original document here on page 1-10, second bullet down, you talk about debt service, an additional debt of \$15.7 million. On the very next line you say that city debt is going to increase from \$25.1 million to \$38.7 million. So that's \$14.6 million I'm seeing in one paragraph, \$15.7 in the one above it, and \$15.3 million on this page over here.

Response: Please note that details on the proposed funding plan are provided in chapter 3.2 of the DEIS. Chapter 3.2 of the DEIS were inadvertently not included in materials made available for public review prior to the August 13th hearing. The complete DEIS was made available on August 14th.

The commenter is correct. The debt schedule included in the DEIS was based on a \$15.3 million project cost. This debt schedule had not been updated to reflect the current \$15.7 million projected cost. A revised, corrected debt amortization schedule is provided herein as Appendix F.

To recap and clarify pertinent information presented in the revised debt amortization schedule and in the DEIS:

1) Annual debt service expense is now projected to be \$994,445. This amount includes both principal and interest, and is based on an interest rate of four percent over a bond term of 25 years;

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2) Taking into account known and conservatively projected savings in rent paid by the City currently, fuel for trucks, energy for heating and cooling, increased truck life and decreased vehicle maintenance, it is projected that \$111,800 less in annual outlays will be required of the City. This includes a projected \$24,400 in energy to heat and cool existing firehouses compared to the proposed Central Firehouse, \$18,600 in rent, fuel savings of \$3,200, and reduced vehicles maintenance of \$8,000 annually. An additional \$57,600 in annual savings is projected due to the expected extended useful lives of six fire trucks (20 years compared to the present 15 years at \$9,600 per truck per year).

3) With the revised annual debt service amount of \$994,445 mentioned above, and a projected annual saving in outlays of \$111,800, total City expenditures are projected to increase by \$882,645.

4) The City's total debt load was \$25,100,593 as of December 31, 2011. Payments on the debt during 2012 and 2013 are projected to reduce the total debt load to \$21,195,825 by December 31, 2013. With the \$15.7 million bonding for the Central Firehouse expected to accrue in 2013, it is projected that the City's total debt load would be slightly under \$38.7 million at year's end of 2013.

Please also see the response to comment 41.

Comment 47: So I guess my real question is: How much debt is the city planning on issuing? What is the interest rate on that debt? What is the city's debt rating, and how are the notes going to be structured?

Response: The City intends to issue \$15.7 million in tax exempt municipal bonds. The interest rate would be four percent (4%), but would be subject to interest rates at the time of bonding. The City's current Moody's debt rating is Aa2. The City's bonding agent will determine the specific structure of the bonds that are sold.

Comment 48: I would like to know when was the last time the city issued 25-year notes, and what was the interest rate on those notes and what [was] the coupon on those notes? I would like to see the whole debt schedule and how it's laid out.

Response: The City authorized the purchase of \$37 million in bonds in 2007 for the construction of the City's Water Filtration Plant. Approximately \$35 million of the authorization was used. The interest rate on these notes is 4.04 percent.

Comment 49: In addition to a \$15.7 million price tag for the central firehouse outlined in the environmental impact study, there's \$9.2 million interest on debt, bringing the total expenditure to almost \$25 million if you stay in budget. At the last meeting I pointed out large budget overruns with the land acquisition item should the city acquire the property by eminent domain. I just want to verify, in actuality, this project is going to cost the taxpayers well over \$25 million.

Response: Comment noted. See response to comment 46.

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Comment 50: In the original environmental impact study on the page after 2.16, you have a diagram that shows the city's intended line of taking in the Crossroads parking lot which runs tangent to the east side of the building where WJCS is currently located. When you look at the diagram, there's a fire truck driving through an area of the parking lot not acquired by the city, but still owned by the current property owner. It's inconceivable that any property owner would want or allow the wear and tear of city-owned fire trucks to freely pass over their property without being appropriately compensated. What, if any, negotiations have taken place with the current property owners to obtain an easement, and why are you taking more of the parking lots if you don't require an easement? Because if no easement is put in place prior to you taking the property obviously [no one will] walk in with open arms and give you a cut rate to allow your fire trucks to drive through his property, and it's going to cost the taxpayers a lot of money in perpetuity.

Response: Comment noted. The City expects this issue to be resolved through negotiation with the owner of the Crossroads Plaza shopping center, and amended site plan review for the Crossroads property by the City Planning Board. Further, at times of heavy utilization of the Crossroads Plaza shopping center parking lot, and/or congestion along Park Street, it is expected that returning ladder trucks will back into the Firehouse bay.

Drive-thru bays have been included in the proposal to minimize disruption to traffic along Broad Street which is designated NYS Routes 202 and 35, and to facilitate truck operation for firefighters. However, even without drive-thru bays, it is expected that ladder truck movements into the Central Firehouse with the proposed driveway apron area will be substantially easier than the current movements into the Main Street firehouse next to City Hall.

Between 25 and 30 ladder truck departures and returns are expected each week.

Comment 51: Since the last meeting on August 13th, a couple of news items caught my attention. The city issued an RFP for the South Street property, and they hired a social media consultant. If one didn't know better, they might falsely conclude the city to be business advocates. A business advocate who [is taking] a shopping plaza that houses successful businesses [that is believed to be] an eyesore. Conversely, a business advocate would work with the property owner in order to improve the shopping center and to devise a plan that would ultimately create additional commerce for the city. The reason the city's threatening eminent domain is because the property owner thus far has refused to cave into the city's lowball offer. The owner of 1141 [Main Street] didn't cave into the city's lowball offer of \$325,000, and he ended up selling for \$514,000, which was 58 percent above the city's offer.

Response: Comment noted. See response to comment 17.

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Comment 52: The plan approved by the Common Council allotted \$2.75 million for land acquisition. The city has already used \$1.2 million, leaving \$1.55 million remaining in the land acquisition budget. It's inconceivable that the county's condemnation judgment regarding the portions of the Crossroads that the city wants for \$1.55 million when you consider the city's own appraisal for the entire property is almost \$4.7 million. The city wants to acquire about 40 percent of the rental space. 40 percent of \$4.7 million is about 1.9 million, which is about \$450,000 over budget; meanwhile, the property owner's appraisal is six-and-a-half million dollars, almost \$2 million more than the city's estimate.

Response: Comment noted. See response to comment 17.

Comment 53: Additionally, we realize that the businesses currently occupying the space the city wants to take pay over \$200,000 in annual rent with a \$1.5 million price tag [that] seems simply inadequate. I'm stretching this point because it's blatantly obvious that the original estimate for the land acquisition in the firehouse plan approved by the common council was far too low. I would not be standing before you here today if a realistic land acquisition budget – a realistic real [estate] acquisition estimate was put in that plan. A realistic number would have fairly compensated the property owner and allotted funds to relocate each of the affected businesses.

Response: Comment noted.

Comment 54: As stated numerous times in the environmental impact statement, at least the study that I saw, the city only wants to [offer] \$25,000 to relocate, which is not enough to afford a smooth transition to a different location. I'm standing here because those who put the original plan together did not carefully consider all of the aspects of land acquisition. In negotiating parlance this is what is commonly known as a bait and switch, an artificially low estimate was used to get project approval, but once the project starts, its actual costs are going to be much higher than the estimates, but by then, of course, it's going to be too late.

Response: Comment noted. Regarding relocation costs, the City will comply with the requirements outlined in the NYS Eminent Domain Procedure Law (EDPL), the NYS General Municipal Law, and pertinent case law. As outlined in the DEIS, relocation payments will include actual moving expenses, which may include but not be limited to packing expenses and moving expenses), storage of personal property, the cost of dismantling, disconnecting, and reconnecting machinery and utilities, loss of personal property caused by the move, the expense of searching for a substitute business site, moving insurance, advertising related to the move, and related expenses.

Comment 55: It is really infuriating to be railroaded by this process in that it doesn't seem that anyone is going to be held accountable for such an egregious mistake that is so gravely impacting our livelihoods. As we had seen with the middle school project a few years ago, it had huge budget overruns as well, so the track record of cost control on major projects is troubling.

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Response: The City of Peekskill Common Council is the lead agency for this project. Decisions as to the use of eminent domain, property acquisition, the design and construction of the Central Firehouse and its funding will be made by the Common Council.

Comment 56: In response to the issues we raised at the last meeting, many customers and Peekskill residents, most who watched on television, seemed to express their disapproval with the city's plan. The common sentiments of the voting public are, the central firehouse design is too large and will cost too much to build. They enjoy the convenience of shopping in the Crossroads and don't want to see it demolished, and they say it doesn't make sense to knock down the shopping center and displace successful businesses when there are so many empty lots all over the city that could be used for a new firehouse.

In response to the wave of public support a petition [was circulated] just over two weeks ago. It reads as follows: "We, the undersigned, firmly oppose the City of Peekskill's plan to demolish the Crossroads Shopping Plaza and neighboring buildings to build a central firehouse at this location. The proposed plan is a financial disaster for city residents and we advocate an alternate plan." In just over two weeks we've received over 1,425 signatures without even hitting the streets.

This is just from foot traffic from people who came into our stores. That's how unpopular this is with the voting public. More than 85 percent of the people who signed are Peekskill residents.

Response: Comments noted. The City is not proposing to acquire and demolish the entire shopping center.

The City is proposing to acquire approximately 17,200 square feet of the Crossroads Plaza's approximately 51,000 square feet of floor area. The space to be acquired represents about one third of the center's total retail floor space. Of this space, approximately 14,000 square feet is occupied by the five tenants that would be displaced.

An estimated 30 percent of the center's space— or an estimated 15,000 square feet -- is currently vacant. One space – comprising approximately 3,000 square feet – is included in the space to be acquired and demolished, making approximately 12,000 available for relocation of the tenants.

Thus, the total vacant space to remain at the shopping center roughly approximates the amount of space the displaced tenants currently rent.

In addition to working towards a relocation plan that allows all users to remain at the Crossroads Plaza, the City is committed to maintaining the center's current ration of off-street parking spaces to floor area, and to maintaining existing parking levels in the area surrounding the center specifically, and the eastern downtown area generally.

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Comment 57: Non-residents are not distant out of state relatives, but customers to our stores. Before [non-residents] are dismissed, they are important for numerous reasons. On the positive side, they bring commerce to Peekskill businesses which helps pay employees, taxes, and rent, all of which generate revenue for the city. On the negative side, when they see the [City's] government spending lavishly, [enacting] the deed transfer tax and [adversely affecting] businesses, they will never consider living in Peekskill and if they spread the word, housing demand in Peekskill will diminish. The city should be concerned because reduced housing demand will lead to lower taxes which will inevitably reduce revenue to the city.

Response: Comment noted.

Comment 58: We will keep the petition going until September 20th, which is the current date the city has set for accepting public comments on this issue. If anyone sitting here or watching on TV who has not signed and wants to express their disapproval of the city's current plan for the central firehouse, please come down to the Crossroads and sign in any of our stores or you may log on to ipetitions.com and type in Peekskill Firehouse eminent domain and sign there. I also have some sheets with me, so if anybody would like to come see me afterwards and sign, we'd appreciate it.

In closing, I want to thank everyone who has supported us in this effort [to make] the city understand how unpopular their current plans are and to reconsider the position, and come up with an alternate plan that would keep the businesses in jeopardy in their current locations and save the tax payers millions of dollars of land acquisition, demolition, and rehabilitation fees.

Response: Comment noted.

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Arne Paglia, 28 North Division Street

Comment 59: I think we had some issues regarding what our petition said six, seven years ago [relative to eminent domain].

Response: Comment noted.

Comment 60: And this is -- this location is not the only location, so I think it's [inappropriate] to change it into a public need, a need to be in that spot, and I really request that -- you know, we had a survey tell us what you want.

Response: Comment noted. See response to comment 3.

The balancing of interests analysis included as chapter 3.9 of the DEIS provides additional details regarding the siting decision.

Regarding the findings of the consumer preference survey, the City understands how important it is to retain existing businesses, and has sought to develop a plan that allows for all businesses to remain at the Crossroads Plaza shopping center. It is expected that the institutional user – Westchester Jewish Community Services (WJCS), an important community-oriented facility that draws people and workers to downtown Peekskill, will also be able to be retained on the site.

The City must however address its long-standing fire-related infrastructure issues, the long-term and growing fire protection and emergency service needs of the City, the need to provide adequate training resources for all firefighters, and personnel and facility trends in the City's Fire Department and the areas of fire protection and emergency services in general. The Common Council believes that consolidation of the majority of the City Fire Department's operations on one centrally located facility in the downtown area best accomplishes these objectives.

The centrally located site chosen is also a highly visible one along the City's main commercial thoroughfare within the historically-designated section of the downtown area. The City feels a significant civic building at this prominent location should not be utilitarian in appearance, should be architecturally distinctive, and should enhance the blockfront on which it will be placed.

The Common Council believes that interest rates and property acquisition costs are at their lowest now and therefore believe this is the most prudent time to make this investment. In addition, existing vacant space at the Crossroads Plaza can be readily utilized now to implement this project.

Considering all of the fiscal considerations including the costs of the debt for the new building, the savings to be realized in fuel, space heating and cooling, lower rental expenses, reduced equipment wear and tear and longer equipment life, reduced personnel costs for coverage and training time, the increased ability to attract and retain volunteer

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firefighters and the ability to rent out the new facility for training, the Common Council believes that the proposed facility is a cost-effective solution to the City's long term fire protection and emergency service needs. The Common Council believes it would be an appropriate addition to the eastern downtown area.

Finally, the reuse or sale of the vacated firehouses will allow them to return to the City's tax rolls, and generate sale or lease revenues to the City. In the case of the Highland Avenue building (which is still currently used for the storage of vehicles and other equipment), not vacating the building will hinder redevelopment of the White Plains Linen property.

Comment 61: Well, I think that it's time to put that forward before you go and waste money further on this program, get into litigation with the Heights Realty. I've never met Tony Huang [the Crossroads Plaza owner representative]. I've spoken to him many times over last 14 years, probably five years ago last time, but I can tell you I -- just to read the article the other day and hear Mr. Rigger say that if he was a betting man, this would be a normal real estate transaction. [T]here's nothing normal about that real estate transaction. You really need to step back and get some perspective. I would bet with my money, because it's one thing to bet with your own money, it's another to bet with [another's] money, and that's what you're doing. And this is not going to get built in this format, and it's time to look for some alternatives, it's time to work with the public to find some alternatives, to find a real estate plan that does not need to be this size, it does not need to be eminent domain, and I think the community has been very clear about that all the way through, and you have means and resources available that you don't need to waste our money and put some kind of burden like this on this community.

Response: Comment noted. See response to comment 60 above.

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Geneta Rodriguez, 142 Smith Street

Comment 62: I only have one question. Maybe I missed it, but what's the proposed name of the firehouse? Is it true that you want that named after you?

Response: The firehouse has not yet been named.

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Philip Sanchez, Esq., Sanchez & Polovetsky, PLLC

Comment 63: As a former resident of the City of Peekskill and the Woods III Condos, I was kind of surprised when I first came about this project to find out it was in this piece of property that the City of Peekskill normally would do the right thing, seem to not want to build on, but be that as it may, my real issue is three things: I want to make sure the City of Peekskill is in compliance with the Eminent Domain Procedure Law. It issues to the tenants, the commercial tenants are entitled to be paid for their trade fixtures, each of the commercial spaces that the village is condemning by their power of eminent domain, that they're not only entitled to relocation benefits or trade fixture benefits, and we want to make sure that everyone who's condemned is treated fairly under the Eminent Domain Procedure Law and the City of Peekskill abides by the law and does the right thing, by not just the building owner, but all the tenants in those spaces, they're entitled to more than just relocation benefits. They have valid and significant fixture claims for all the trade fixtures for each of those businesses. We want to make sure that the City of Peekskill abides by the Eminent Procedure Law for this proceeding. Thank you.

Response: Comment noted. The City will comply with the requirements outlined in the NYS Eminent Domain Procedure Law (EDPL), the NYS General Municipal Law, and pertinent case law. As outlined in the DEIS, relocation payments will include actual moving expenses, which may include but not be limited to packing expenses and moving expenses), storage of personal property, the cost of dismantling, disconnecting, and reconnecting machinery and utilities, loss of personal property caused by the move, the expense of searching for a substitute business site, moving insurance, advertising related to the move, and related expenses.

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Cesar Vele, 1101 Main Street

Comment 64: [A]s an immigrant, a lot of us when we move into this country we believe in freedom, freedom to own our land, freedom to own a business. In this case, eminent domain is somehow forcing us to do something that we don't want. Now, my point is in this case is when the city takes over and the business has to move into -- relocate different places, let's assume that we relocate into some vacancies that we have in the same shopping center. It's for any magic reason that the utilities because we got power, we have sewer lines, we got water, domestic water, sprinkler system, everything is set up in behind of the nail salon, which is the section which will be demolished.

Response: Utilities in the location of proposed demolition will be relocated concurrent with or prior to the start of demolition activities. All businesses will be relocated to spaces that are comparable to the space that they currently occupy in terms of available utilities. Utility services will be made available prior to occupancy of the space. If applicable, commercial tenants would continue to be responsible for the costs of utilities pursuant to the terms of their leases. The City will work with commercial tenants as relocation proceeds to reduce or avoid service disruptions, to move service lines, meters and valves (if and as needed) to minimize or avoid any out-of-pocket costs to the tenant, and to minimize overall disruption to business operations.

Comment 65: We know for a fact that it's not going to be some magical nature that will come out one night and next day it will be everything set up for us. That shopping center has to be closed for at least three weeks, maybe a month. Our mortgages won't wait for us. The landlord will not wait for us. The utilities, they are not going to wait for us. No, we have to keep running our business, and what are we going to do in that month or maybe more we have to be out of business? Actually, with this project you guys [can cause significant problems] over our business. That's my concern.

Response: Comment noted. See response to comment 64 above.

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Written Comments

NYS Office of Parks, Recreation and Historic Preservation, July 11, 2012 Letter

Comment 66: The Division for Historic Preservation for the Office of Parks, Recreation and Historic Preservation (OPRHP) has received the Draft Final Environmental Impact Statement that was forwarded for the SEQRA process. We have had an opportunity to review the submitted information. These comments are those of the Field Services Bureau and relate only to Historic / Cultural resources. They do not include potential environmental impacts to New York State parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617).

Our office has no concerns regarding archeology and the project survey is not warranted. Based upon our review of the submitted material and in consideration of nearby historic properties, we do not believe the project will result in any substantial negative results upon the adjacent National Register listed Historic District. However, we are concerned over the demolition of 1141 Main Street. Although this property has lost a substantial amount of integrity, it remains a local historic resource and minor landmark. We recommend that 1141 Main Street be retained in some form and possibly be incorporated into the project or else kept in its current ownership and use.

Response: Comments noted. The City believes that any attempt to preserve the 1141 Main Street structure on its current site would not allow the construction of a modern, cohesively designed fire facility. Incorporating the 1141 Main Street structure into the proposed design would involve a major re-design of the project, and the expenditure of additional sums. The City has invested a great deal of time and money in the project design and believes that no benefit would be afforded by a re-design.

Moreover, it is unlikely that the construction of a contemporarily designed firehouse would be compatible in size, appearance or character with the 1141 Main Street structure. This would also be true if only the façade of the 1141 Main Street structure were to be incorporated into the project.

Preserving the 1141 Main structure on another portion of the proposed project site would mean that additional land area would need to be acquired to accommodate it. This would mean greater acquisition costs, moving costs and additional impacts on the Crossroads Plaza shopping center.

The City has previously reviewed the feasibility of moving the 1141 Main Street structure to a nearby vacant lot, and is open to working with a private entity to relocate the structure. The City does not feel it is prudent to expend taxpayer moneys, nor moneys associated with the proposed Central Fire House project for this purpose.

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David Pacchiana, Owner Panio Wines and Liquors, Letter dated September 20, 2012

Comment 67: Attached please find additional petitions to be added [to] those submitted at the Common Council meeting on September 13th. In just over three weeks, we accumulated 1,639 signatures opposing the City's plan. Its inarguable, the citizens of Peekskill simply do not want to spend tens of millions of dollars for a monstrous firehouse to be built on the corner of Main and Broad Streets when there are so many viable alternatives.

Response: Comment noted. As outlined in comment 56, the petitions read as follows: "We, the undersigned, firmly oppose the City of Peekskill's plan to demolish the Crossroads Shopping Plaza and neighboring buildings to build a central firehouse at this location. The proposed plan is a financial disaster for city residents and we advocate an alternate plan." No mention is made of viable alternatives in the petition language. See also response to comment 3.

Comment 68: At the meeting last Monday, Mayor Foster questioned the legitimacy of the petition from the wording "demolish the Crossroads because that's not the City's plan". Please be advised that "demolishing the Crossroads" is not the reason why so many people are objecting. The main reasons such a large majority oppose the City's plan are:

- The central firehouse design is too large and would cost too much to build
- They enjoy the convenience of shopping and easy parking in the Crossroads
- They feel it doesn't make sense to displace successful businesses when there are so many empty lots all over the city (including one 100yards away) that could be used for a new firehouse.

Although so many people have expressed their opposition by signing the petition, there were many more who voiced their disapproval but were reluctant to sign in fear of retribution. Many firemen have been empathetic as well because although they want a new firehouse, they are indifferent to its location. Given the overwhelming opposition, it's clearly evident that had this plan been put to taxpayer vote it would have been resoundingly defeated.

Response: Comments noted.

Comment 69: I understand a few years back there were working plans for a central firehouse to be built on the corner of Broad Street and Crompond Road where there is a current facility. Why were those plan scrapped?

Response: The firehouse at the corner of Broad Street and Crompond Road was constructed in the 1960's. The plans were not scrapped.

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Comment 70: It's unfortunate that thus far the City has chosen to ignore the voice of its citizens. Isn't the government supposed to be working for the people who voted them into office?

Response: The City has solicited public input into this process since at least 2008.

The City's Common Council has held public meetings which were noticed in the local newspaper and broadcast to the community (via cable television and the Internet) at which the City's public safety needs were discussed. Six (6) public meetings were specifically held on the renovation needs of the existing firehouses and the Central Firehouse proposal. Prior to the meetings, a newsletter was sent to City residents providing background on the conditions at the existing firehouses and to solicit public feedback on the available solutions.

A memorandum from the City Manager dated July 8, 2010 summarized the comments received at the public meetings and provided responses to specific questions raised. The memo and accompanying attachments was included with the Expanded Environmental Assessment Form completed in 2011.

A public hearing was also held by the City's Common Council in August of 2011 on the Environmental Assessment Form prepared for the project. That public hearing was also held to solicit public feedback on the nine factors of the balancing of public interests test and to hear public comment on proposed amendments to the Historic and Landmarks Preservation Code to exempt public safety uses from the requirements of such Code.

A public scoping hearing was held in March of 2012 for this Draft EIS.

Comment 71: The current plan to use eminent domain has a multitude of losers; the Cross Roads property owner, businesses, employees, many loyal shoppers, taxpayers, real estate and sales tax rolls, etc. Building the central firehouse on an alternate site would save taxpayers millions of dollars of land acquisition costs and demolition expense. Hopefully logic will prevail and the City will put aside this highly unpopular plan and create one that will satisfy the citizens of Peekskill.

Response: Comment noted. See response to comment 60.

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David G. Smith, 10 North James Street, Letter dated September 21, 2012

Comment 72: I have owned and lived in Peekskill for the last fifteen years. I have done my research in regard to the proposed Central Fire Station and am not comfortable with what seems to be inevitable, which is build an economic disaster in the center of town. There is almost one million and a half dollar difference in renovating the existing fire station over constructing the new central fire station. That is a lot of money; the cost difference is posted on the City's web page to make the construction of a new fire station look like a nominal expense in relation to renovating.

Response: Comment noted. The costs of renovations and building additions were discussed in detail in chapter 4.0 of the DEIS, which is repeated in its entirety below:

4.4 All Renovation

This alternative reviews the effect of not building a Central Firehouse but rather retaining and renovating, and adding onto three of the existing Fire Department properties. The firehouses to be retained would include the two stations on Crompond Road / Division Street at Broad Street which houses two fire companies, the station that is leased near Dayton Lane and the station on Washington Street.

As noted previously, the physical problems with the existing fire stations are significant and addressing them cannot be delayed any longer.

The cost to renovate the City's existing fire stations and bring them to current Federal, State and industry codes and standards was reviewed as part of the design review that preceded selection of the option of acquiring property and constructing a new central fire house.

The City currently owns five fire houses and rents space in a privately owned sixth fire house on Dayton Lane. Two of the existing fire houses (the Fire Patrol on Highland Avenue, and the Cortlandt Hook and Ladder house on Main Street) cannot be brought to State and Federal codes and must be retired. The remaining four houses can be expanded and renovated to accommodate all six fire companies based on current codes and standards. In this scenario, there would be no excess room to add on to these houses or to do future code required renovations.

The cost to bring the fire houses up to all relevant standards and codes has been projected to be \$14,326,182 by the project architect. The renovation option requires a projected \$1.4 million less to build as compared to the \$15.7 million project cost of the new fire station.

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This option would result in approximately \$65,000 in projected higher annual operating costs than the proposed option. Furthermore, this option does not provide for improved communication, coordination, training and operational efficiencies. 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.

Renovation Study

The study entitled "A Study of the Steps Required to Provide for Current and Future Needs of the Peekskill Fire Department by Renovating and Adding onto the Current Facilities" was prepared by the project architect, Mitchell Associates, in March 2010 and outlines the costs associated with the renovation option. This study and an accompanying MS PowerPoint summary presentation (both on the City web-site) are referred to as the "Renovation Study" herein. Both are incorporated into this Draft EIS by reference but due to their size they are available for review at City Hall. The study and presentation have also been placed on the City's web-site. Excerpts from the study and the presentation are provided in Appendix J.

The Renovation Study assessed and documented existing conditions at the City's firehouses and reviewed space requirements for the Fire Department's activities at each of the City's six stations.

Information included in the Renovation Study includes photographs documenting the current conditions at all of the City's six firehouses.

The deficiencies noted in the photographs include the following:

- 1. Inadequate space for a ladder truck at Main Street fire station (Cortlandt Hook and Ladder -- station 1)*
- 2. Overall small size of Main Street station*
- 3. Proximity of interior operational space to vehicle bay at Main Street station*
- 4. Lack of storage space at Main Street station*
- 5. Cramped conditions of building utilities at Main Street station*
- 6. Interior conditions at Fire Patrol building (Highland Avenue -- station 2)*
- 7. Proximity to neighboring industrial user at station 2*
- 8. Zero apron depth at station 2*
- 9. Deteriorated condition of utility areas at Fire Patrol building*
- 10. Limited access conditions at stations 3 and 5 (Crompond Road and Division Street building)*
- 11. Nearly zero apron depth at station 5*
- 12. Structural damage at station 3 and 5*
- 13. Limited space for vehicles, equipment storage and kitchen areas at stations 3 and 5*
- 14. Kitchen equipment fire hazards*
- 15. Significant building utilities and code violations at all stations*
- 16. Space limitations at station no. 4 (Columbian Hose)*

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17. *Pavement, outside accessory buildings and interior utility conditions at station 6 (Centennial Fire on Washington Street)*
18. *The inability to install equipment that would allow safe breathing air at stations 1 and 2 due to limited space around the fire trucks*
19. *The inability to provide safe egress for the fire trucks at stations 1, 2, 3 and 5 due to the inability to create aprons between the apparatus bay doors and the curb.*
20. *Persistent mold problems at stations 3 and 5.*
21. *Significant ADA and OSHA violations at all stations, particularly at stations 1, 2, 3 and 5.*
22. *The inability to expand stations 1 or 2 at all due to adjacent properties.*
23. *The significant difficulty to expand station 3 and 5 due to steep grades and absence of any land for contractors trailers, building material storage, etc.*
24. *Existing bunking rooms adjacent unvented apparatus bays, boiler rooms, etc. lacking legal means of egress, and being exposed directly to diesel exhaust.*
25. *Food preparation areas in or immediately adjacent to unvented apparatus bays exposing the firefighters to diesel fumes.*

In addition to the above deficiencies, existing facilities also have unsafe entry and exit areas with no driveway aprons.

The existing stations pose health risks such as unmitigated exposure to diesel fumes, mold and heating fuel fumes.

The fire stations are cramped and provide limited to no storage for firefighter equipment and supplies. Deficiencies include the complete absence of fundamental firematic spaces such as:

- *Decontamination capability, contained laundry for personal protective gear, sanitary space for self-contained breathing apparatus maintenance, storage of contaminated items, equipment storage and repair, space for vehicle maintenance and supplies, and others.*
- *Secure EMS storage*
- *Classroom and active training,*
- *Office or records storage space.*
- *Career firefighter personal property lockers*
- *Personal protective gear lockers*
- *Storage of basic supplies such as firefighting foam, inventoried materiel, etc.*
- *Gender parity regarding bathrooms, lockers, sleeping, etc.*

None of the existing stations allows for adequate training space.

All of the existing buildings are energy inefficient. Generally, none have wall insulation, insulated windows, etc.

Peekskill Central Firehouse Final Environmental Impact Statement Comments and Responses

Fuel tanks at the existing fire stations are aging. Decommissioning as part of the proposed action will provide the opportunity to discontinue their use and close and remove the existing tanks.

The first of the study's recommendations was to abandon station 1 on Main Street (Cortlandt Hook and Ladder) and station 2 (Peekskill Fire Patrol) on Highland Avenue. After determining the buildings that would be retained, and gauging their specific conditions, the architect reviewed the space needs for the Department to operate efficiently in the remaining structures.

The Renovation Study's specific recommendations included the following:

- Abandon Station 1 (Main Street) and move the Hook and Ladder company to the Crompond / Division Street station*
- Abandon Station 2 (Highland Avenue) and move the Fire Patrol to Station 6 (Centennial on Washington Street)*
- Renovate the Crompond / Division Street station and add a 15,891 square feet of space including a three story addition to accommodate the Cortlandt Hook and Ladder company, provide common space and additional space for Department offices and a spare truck. Total size of this building would increase to 25,871 square feet (sf). (See conceptual study in Appendix J.)*
- Renovate 1,300 sf at the leased station (Columbian Hose) near Dayton Lane and add 2,265 including 1,800 sf for the use of Columbian Hose. A hall at this building would be used for Department use subject to negotiations and facilities would be upgraded to allow for public use.*
- Renovate 7,835 sf at Centennial station on Washington Street. Add 4,791 sf for Centennial, 3,463 for the Fire Patrol, and 1,100 sf for a spare truck bay. Total size of this building would increase to 17,189 square feet, a total increase of 8,816 sf. (See Appendix J.)*

In a nutshell, after determining that two of the existing buildings should no longer be used, and assessing the space needs for the Fire Department to operate efficiently out of the remaining structures, the Renovation Study recommended that existing spaces at the four remaining firehouses should be renovated and a total of 26,972 square feet of additional newly constructed space would be needed. This space would accommodate apparatus, provide adequate firematic support and storage areas, provide adequate space for firefighters, and provide administrative and meeting space.

**Peekskill Central Firehouse Final Environmental Impact Statement
Comments and Responses**

Renovation Costs Compared to Costs of Proposed Action

The project architect projected the costs of renovating and building additions onto the three fire stations that would be retained and would accommodate the five fire companies and fire patrol that comprise the City's Fire Department. Projected renovation costs range between \$75 per square foot at the Dayton Lane and Washington Street stations to \$150 per square foot at the Crompond Road station.

Construction costs for the additions to the three buildings range between \$220 at the Dayton Lane station to \$350 at the Crompond Road / Division Street station. Costs are broken down in Table 4-1 below.

Table 4-1

Renovation/Addition Areas and Costs								
	New Construction			Renovation			Total Area	Avg. \$/sq ft
	Area	\$/sq ft	Cost	Area	\$/sq ft	Cost		
Station 3-5, w/ H&L & Department	15,891	\$ 350	\$ 5,561,773	9,980	\$ 150	\$ 1,497,000	25,871	\$ 273
Station 4, w/ Dept. Wide Mtg. Rm.	2,265	\$ 220	\$ 498,223	1,300	\$ 75	\$ 97,500	3,565	\$ 167
Station 6, w/ Fire Patrol & Spare Bay	8,816	\$ 300	\$ 2,644,797	7,385	\$ 75	\$ 553,875	16,201	\$ 197

Source: Mitchell Associates Architects

Total costs for the renovations and additions amount to \$10,853,168. Assuming twenty percent (20%) additional costs for design and engineering and other "soft" costs, and an additional ten percent (10%) as a contingency, the total projected costs for the renovations and additions amount to \$14,326,182.

Costs for land acquisition and construction of a new Central Fire House are projected to amount to \$15,685,024 by the project architect. This amount is approximately nine percent (9%) higher than the total projected for renovations and additions to the existing structures.

Excerpts from the Renovation Study presentation are provided in Appendix J.

Peekskill Central Firehouse Final Environmental Impact Statement Comments and Responses

Other Points to Consider

Renovation would also require that the City continue to lease the Dayton Lane station at a cost of \$11,500 per year.

Operational problems that would continue for the Fire Department from having three firehouses versus a central fire station and sub-station include:

- 1. Four rather than two locations to maintain*
- 2. Personnel divided among four locations instead of concentrated in one location*
- 3. Difficulties sharing equipment and supplies*
- 4. Problems cross-staffing vehicles*
- 5. Potential response confusion*
- 6. Continued lack of training space*
- 7. Continued lack of meeting space*

Summary of Comparative Fiscal Considerations (All Renovation Alternative and Proposed Action)

In reviewing the relative fiscal benefits of renovating and investing in the four existing usable Fire Department structures versus minor renovations to one of these structures and constructing a new Central Fire Station, City staff and officials have considered the following:

- the relatively small difference in total costs between the two schemes;*
- the lower annual costs for the new construction option*
- the relative operational benefits to the Fire Department of construction compared to renovation;*
- the fact that renovation at one firehouse would be made to a City-leased rather than owned property;*
- the potential savings in vehicle fuel costs for vehicles stationed at one primary location versus three locations;*
- the potential savings in vehicle maintenance costs and longer truck life;*
- the potential savings from maintaining a new facility versus much older buildings, even with renovations and new additions;*
- the potential energy savings from heating a smaller, more energy efficient new building as compared to four buildings with substantially more total floor area;*
- the ability of each option to accommodate future City growth, and the City Fire Department's needs;*
- the comparative value received by the City for each separate capital investment and expenditure.*

Peekskill Central Firehouse Final Environmental Impact Statement Comments and Responses

The relative cost of borrowing money and financing construction today versus the future was also reviewed. Interest rates of approximately 4.25 percent (4.25%) prevail at this time, near historic lows. The current economic conditions have also served to limit land acquisition costs, and construction material and labor costs as compared to the recent past. [Please note that interest rates are now slightly lower, at 4.00 percent]..

As compared to the All Renovation option which involves abandoning two of the City's fire station properties, the proposed action would free up three of the City's fire station properties for other City uses or for disposition and re-use by others, with the resultant value accruing to the City.

In addition to the above, the construction of a new central fire station will help the City to retain and attract new volunteer firefighters. This would allow for lower annual personnel costs for the Fire Department.

Lastly, the Central Fire House has been designed to accommodate future growth of the Fire Department both in terms of equipment and personnel.

Comment 73: The proposed fire station will be located in a very congested area, businesses will be displaced, safety jeopardized, and tax dollars wasted. The positives of the proposition do not outweigh the negatives. Everyone loses except the fire department; they get a new clubhouse at taxpayers' expense. The City has no business going forward with this.

Response: Comment noted. See also response to comment 74.

For a discussion of the project site selection process please refer to the response to comment 3.

Comment 74: Further, if the fire station is constructed, the manpower will not be spread out to cover the needed areas the current scheme accomplishes; it will be located in a congested area, and millions more dollars might be lost to the City and the taxpayers because of this under-thought endeavor.

As a taxpayer, resident, and fifteen year home owner, I ask you to halt the plans to build the new central fire station.

Response: Comment noted. The proposed Central Fire Station will be located at the downtown area's eastern end, along Broad Street. Broad Street is not currently subject to high amounts of traffic, and is generally congestion-free. It is particularly wide, allowing for easier fire truck movements without causing delay to traffic along Broad Street. With a drive-thru bay, the ladder truck will not need to back into the station at all.

**Peekskill Central Firehouse Final Environmental Impact Statement
Comments and Responses**

With regard to the dispersion of manpower throughout the City, centralization of operations at the new firehouse will involve several more career firefighters being located there as compared to the current situation. However, most firefighters are volunteers and report to the site of the fire; they are generally not on hand at any of the firehouses at the current time. The Centennial Firehouse on Washington Street will continue to operate as a sub-station so career firefighters will be based there as well as at the Central Firehouse.

Appendix A:
Public Hearing Transcripts

&

Appendix B:
Written Comments

WILL BE PROVIDED AS PART OF THE
FINAL DOCUMENT AFTER ACCEPTANCE

Appendix C:

FEMA Funding Guide, Highlighted Pages



Opportunity Title 2: Staffing for Adequate Fire and Emergency Response (SAFER) Grants

- Purpose:** SAFER grants provide financial assistance to help fire departments increase their cadre of frontline firefighters. The goal is to assist local fire departments with staffing and deployment capabilities so they may respond to emergencies whenever they occur, assuring their communities have adequate protection from fire and fire-related hazards.
- Eligible Activities:** SAFER offers grants to support activities in two categories: 1) hiring of firefighters, and 2) recruitment and retention of volunteer firefighters.
- Eligibility:** Volunteer and combination fire departments, career fire departments, municipalities and fire districts, Statewide or local volunteer firefighter interests organizations.
- Website:** www.fema.gov/firegrants
- Contact:** Fire department personnel who have questions regarding the SAFER grants can reach FEMA's GPD AFG Program staff at firegrants@dhs.gov

Opportunity Title 3: Fire Prevention and Safety (FP&S) Grants

- Purpose:** The purpose of the AFG is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards. The GPD also administers the FP&S grants as part of the AFG Program.
- Eligible Activities:** FP&S offers grants to support activities in two categories: 1) activities designed to reach high-risk target groups and mitigate incidences of deaths and injuries caused by fire and fire-related hazards (the "Fire Prevention and Safety Activity," and 2) research and development activities aimed at improvements of firefighter safety (the "Firefighter Safety Research and Development Activity").
- Eligibility:** Eligible applicants for this activity include fire departments, and national, regional, State, local, Native American tribal organizations, and/or community organizations that are recognized for their experience and expertise in fire prevention and safety programs and activities. Both private and public nonprofit organizations are eligible to apply for funding in this activity. For-profit organizations are not eligible to receive a FP&S grant award.
- Website:** www.fema.gov/firegrants
- Contact:** Fire department personnel who have questions regarding the FP&S grants can reach FEMA's GPD AFG Program staff at firegrants@dhs.gov

Opportunity Title 4: Pre-Disaster Mitigation (PDM) Program

- Purpose:** The PDM program provides funds to States, territories, Indian tribal governments, communities, and universities for hazard-mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to State allocations, quotas, or other formula-based allocation of funds.
- Eligible Activities:** Predisaster planning and related activities.
- Eligibility:** States, U.S. territories, Indian and tribal governments, cities and townships, and universities.



U.S. Department of Housing and Urban Development (HUD)

Opportunity Title: HUD Good Neighbor Next Door Program

- Purpose:** Law enforcement officers, pre-Kindergarten through 12th-grade teachers, and firefighters/emergency medical technicians (EMTs) can contribute to community revitalization while becoming homeowners through HUD's Good Neighbor Next Door Sales Program. HUD offers a substantial incentive in the form of a discount of 50 percent from the list price of the home. In return, you must commit to live in the property for 36 months as your sole residence.
- Eligible Activities:** Purchase of eligible single-family homes located in revitalization areas. Full-time public safety officers may purchase a HUD-owned home at 50 percent of the market value of the home.
- Eligibility:** Full-time public safety officers including police officers, firefighters, and EMTs.
- Website:** www.hud.gov
- Contact:** U.S. Department of Housing and Urban Development
451 7th Street Southwest
Washington, DC 20410
(202) 708-1112

U.S. Department of Homeland Security (DHS)

Opportunity Title 1: Assistance to Firefighters Grants (AFG)

- Purpose:** AFGs provide financial assistance directly to fire departments and nonaffiliated EMS organizations to enhance their capabilities with respect to fire and fire-related hazards. Its primary goal is to help fire departments and nonaffiliated EMS organizations meet their firefighting and emergency-response needs. AFG seeks to support organizations that lack the tools and resources necessary to more effectively protect the life and safety of the public and their emergency-response personnel with respect to fire and all other hazards.
- Eligible Activities:** Fire department priorities include training, equipment, personal protective equipment (PPE) gear, firefighter wellness and fitness, modifications to fire stations and facilities, and firefighter vehicle acquisition. Nonaffiliated EMS organization priorities include EMS operations and safety, EMS training, EMS equipment acquisition, EMS PPE, EMS wellness and fitness, modifications to EMS stations and facilities, and EMS vehicle acquisition.
- Eligibility:** Fire departments and EMS organizations.
- Website:** www.fema.gov/firegrants
- Contact:** Fire department personnel who have questions regarding the AFGs can reach the Federal Emergency Management Agency's (FEMA's) Grant Programs Directorate (GPD) AFG Program staff at firegrants@dhs.gov
- Notes:** AFG has specific, population-based non-Federal matching requirements. See AFG guidelines for more information.



Opportunity Title 7: Emergency Operations Center (EOC) Grant Program

Purpose: The EOC Grant Program is intended to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure, and interoperable EOCs with a focus on addressing identified deficiencies and needs.

Eligible Activities: This program provides funding for construction or renovation of a State, local, or tribal governments' principal EOC.

Eligibility: The governor of each State and territory is required to designate an SAA to apply for and administer the funds awarded under the EOC Grant Program. The SAA is the only eligible entity able to apply for the available funding on behalf of eligible State, local, and tribal EOCs.

Website: www.fema.gov/government/grant/eoc/index.shtm

Contact: FEMA Grant Program Directorate
Call Center
(866) 927-5646

SAA = State Administrative Agency

Opportunity Title 8: Regional Catastrophic Preparedness Grant Program (RCPGP)

Purpose: The purpose of RCPGP is to enhance catastrophic incident preparedness in selected high-risk, high-consequence urban areas and their surrounding regions.

Eligible Activities: RCPGP is intended to support coordination of regional all-hazard planning for catastrophic events, including the development of integrated planning communities, plans, protocols, and procedures to manage a catastrophic event. The deliverables from the RCPGP will be made available throughout the country to enhance national resilience.

Eligibility: Eligible applicants for RCPGP include predesignated high-risk, high-consequence urban areas. The governor of each State and territory is required to designate an SAA to apply for and administer the funds awarded under RCPGP. The SAA is the only entity eligible to apply to FEMA for RCPGP funds.

Website: www.fema.gov/government/grant/rcp/index.shtm

not for construction

Contact: FEMA Grant Program Directorate
Call Center
(866) 927-5646

Notes: Tier I RCPGP Sites include Bay area, Boston area, Chicago area, Houston area, Los Angeles/Long Beach, National Capital Region, New York City area, and Jersey City/Newark area. Tier II Sites include Honolulu area, Norfolk area, and Seattle area.

Opportunity Title 9: Tribal Homeland Security Grant Program (THSGP)

Purpose: The THSGP provides funds to directly eligible tribes to help strengthen the Nation against risks associated with potential terrorist attacks.

Eligible Activities: Activities related to preventing, preparing for, protecting against, and responding to acts of terrorism.

Eligibility: Any Native American community that operates a law enforcement or emergency services agency.



Homeland Security Grant Program (HSGP)

The HSGP suite consists of five subprograms, namely the State Homeland Security Program (SHSP), Urban Areas Security Initiative (UASI), Operation Stonegarden (OPSG), Metropolitan Medical Response System (MMRS), and Citizen Corps Program (CCP). These are different for the DHS grant programs discussed in the previous section of this report.

Opportunity Title 1: State Homeland Security Program (SHSP)

Purpose: This core assistance program provides funds to build capabilities at the State and local levels and to implement the goals and objectives included in State homeland security strategies and initiatives in their State Preparedness Report.

Eligible Activities: Consistent with the Implementing Recommendations of the 9/11 Act of 2007 (Public Law 110-53) (9/11 Act), States are required to ensure that at least 25 percent of SHSP appropriated funds are dedicated towards law enforcement terrorism prevention-oriented planning, organization, training, exercise, and equipment activities, including those activities which support the development and operation of fusion centers.

Eligibility: The SAA is the only entity eligible to apply to FEMA for SHSP funds. Recipients include all 50 States, the District of Columbia, Puerto Rico, American Samoa, Guam, Northern Mariana Islands, and the U.S. Virgin Islands.

Website: www.fema.gov/government/grant/hsgp/index.shtm

Contact: FEMA Grant Program Directorate
Call Center
(866) 927-5646

Opportunity Title 2: Urban Area Security Initiative (UASI)

Purpose: The UASI program focuses on enhancing regional preparedness in major metropolitan areas. The UASI program directly supports the national priority on expanding regional collaboration in the National Preparedness Guidelines and is intended to assist participating jurisdictions in developing integrated regional systems for prevention, protection, response, and recovery.

Eligible Activities: Consistent with the 9/11 Act, States are required to ensure that at least 25 percent of UASI-appropriated funds are dedicated towards law enforcement terrorism prevention-oriented planning, organization, training, exercise, and equipment activities, including those activities which support the development and operation of fusion centers.

Eligibility: The SAA is the only entity eligible to apply to FEMA for UASI funds. Prospective recipients for the UASI program include the 64 highest risk urban areas.

Website: www.fema.gov/government/grant/hsgp/index.shtm

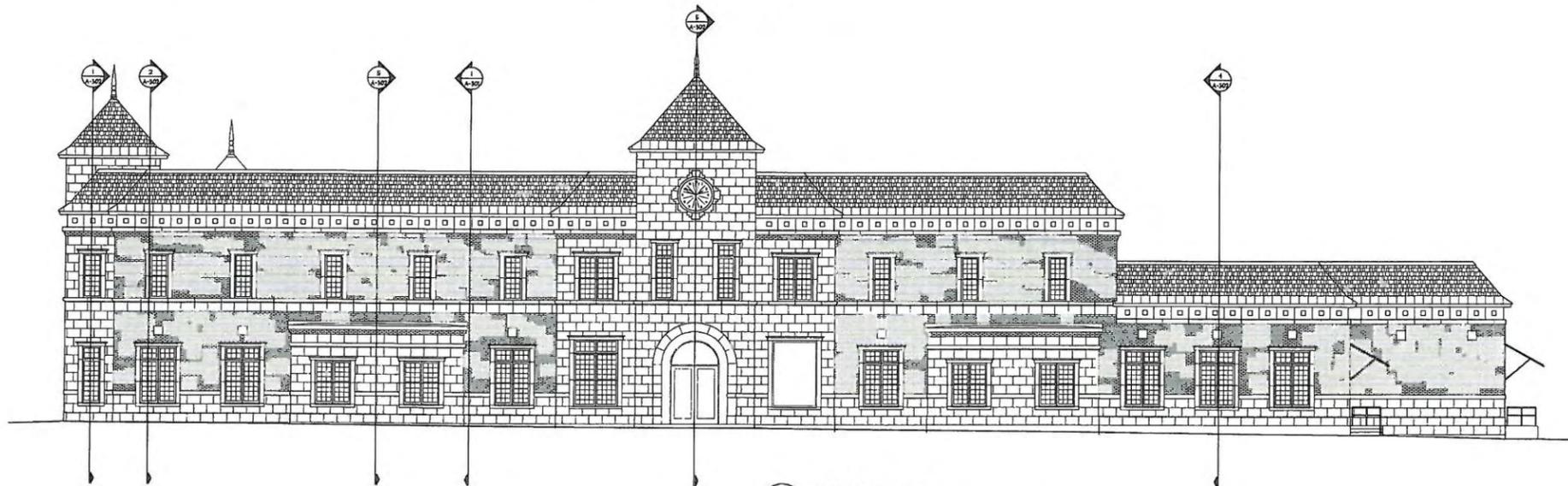
Contact: FEMA Grant Program Directorate
Call Center
(866) 927-5646

Appendix D:

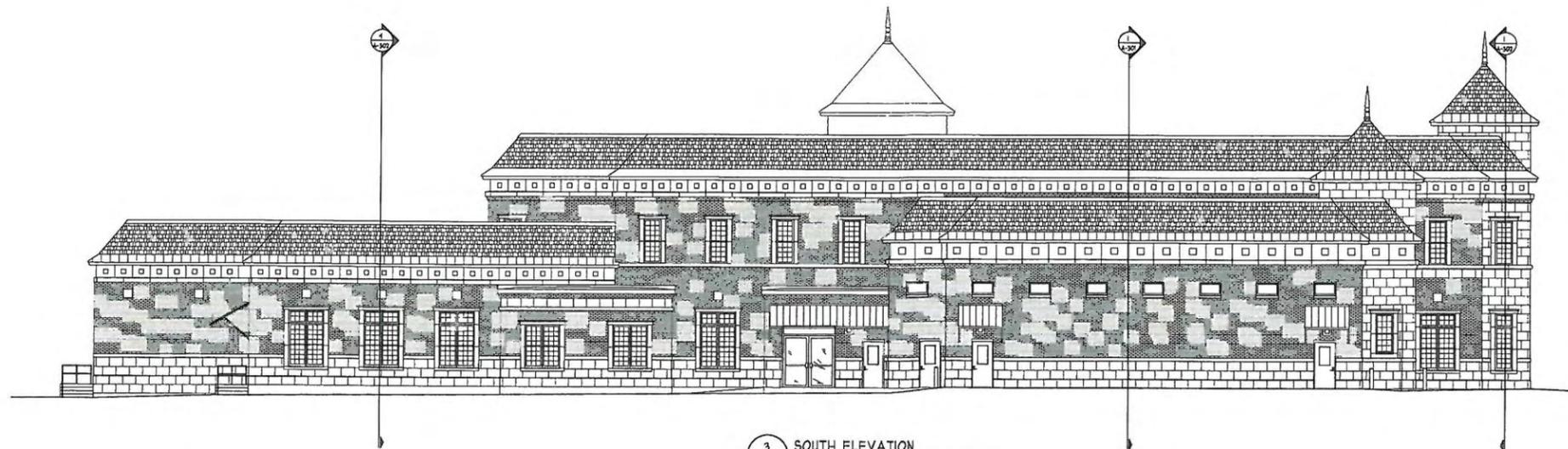
Proposed Central Firehouse Floor Plans and Elevations



1 EAST ELEVATION
A-200 SCALE: 1/8" = 1'-0"



2 NORTHELEVATION
A-200 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-200 SCALE: 1/8" = 1'-0"



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THE NEW
CITY OF PEEKSKILL
FIRE
HEADQUARTERS

HAN AND BROAD STREETS
PEEKSKILL, NEW YORK

DATE	DESCRIPTION

STATUS: PRELIMINARY

ELEVATIONS

SCALE: AS NOTED
DUG BY: RAI1
DUG DATE: 10/5/2010
DUG ID#: SV20101005A-20

A-200

Appendix E:

Field Guide for Financing Sustainable Capital Projects,
Excerpted Pages



GRANT AMOUNT: up to \$1.5 million

Name of Funding Source: New York Energy SmartSM Loan Fund
Source Organization/Agency: New York State Energy Research and Development Authority (NYSERDA)

Contact Information: 17 Columbia Circle
Albany NY 12203-6399
1-866-NYSERDA or 518-862-1090
www.nyserdera.org/loanfund
loanfund@nyserdera.org

DESCRIPTION: The New York Energy SmartSM Loan Fund program is a subsidy for an interest rate reduction off a participating lender's normal loan interest rate for up to 10 years on loans for certain energy efficiency improvements and/or renewable technologies. Typical rate reduction is up to 4 percent but facilities, including government buildings, may be eligible for up to 6.5 percent.

WHAT IT FUNDS: Participants can qualify for reduced interest rates on loans for energy efficiency improvements and renewable technologies, including energy efficient appliances, heating and air conditioning systems, lighting, windows, hot water heaters, insulation, duct sealing, weather stripping, and solar and wind systems. New commercial buildings, which have been evaluated through the New York Energy SmartSM New Construction Program or qualify for Smart Equipment Choices incentives, may also qualify for the loan fund. The maximum loan amount that may be subsidized is \$1 million plus an additional maximum of \$500,000 for Green Building Improvements.

RECIPIENT ELIGIBILITY: Eligibility is limited to improvements made to a facility which

- pays the System Benefits Charge (SBC) to Central Hudson Gas & Electric Corp., National Grid, New York State Electric & Gas Corporation, Orange and Rockland Utilities Inc., or Rochester Gas and Electric Corporation;
- pays the SBC and/or the Monthly Adjustment Clause to Consolidated Edison Company of New York Inc.; and/or
- pays the Monthly Rate Adjustment applicable to Con Edison Firm Gas Commercial customers under rate classifications SC 1, SC 2, SC 3, SC 13, or SC 9 firm transportation customers.

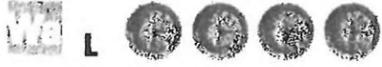
The borrower must also receive approval for financing from program participating lenders. A list can be found on the NYSERDA web site.

Application

PROCEDURE: Applicants must submit a project approval under the categories of Custom Improvements or Pre-Qualified Measures. Separate applications are available for both. A letter of commitment is also required from the participating lender. The application must be submitted before starting a project.

DEADLINES AND PROCESSING: Deadlines are posted on the NYSERDA web site and may be subject to change.

OTHER/NOTES: The application is 30 pages with mostly fill-in-the-blank responses. A loan from a participating lender must be secured before applying. This may not be a continuous program.



FUNDING AMOUNT: *Varies*

Name of Funding Source: Clean Water State Revolving Fund (CWSRF)
Source Organization/Agency: New York State Environmental Facilities Corporation

Contact Information: Division of Engineering and Program Management
625 Broadway
Albany NY 12207-2997
1-800-882-9721 (in New York State only) or 518-402-7433
www.epa.gov/owmitnet/cwfinance/cwsrf

DESCRIPTION: The CWSRF offers low-cost financing to help communities, and in some cases private entities, finance critical water quality projects. The CWSRF finances projects to protect, maintain, or improve water quality. As project financings are repaid to each SRF, the funds become available to be used again to help other recipients. This program relies on lending, repayment, and recycling of funds. Grants are not available through the CWSRF. Short-term financing, up to three years, is available to applicants with projects listed in the Annual Project Priority List (Annual List) of the Intended Use Plan (IUP) provided the project meets the following criteria. The project must:

- have a project score above any funding line in its project category on the Annual List,
- have an approved technical planning report,
- meet environmental significance criteria,
- have completed the State Environmental Review Process (SERP),
- have formed any necessary special improvement districts, and
- not be more than 50 percent complete.

Long-term financing is available up to 30 years. The interest rate charged most applicants is approximately one-half the market interest rate at which the Environmental Facilities Corporation's (EFC's) bonds are sold. Municipalities provide the EFC with general obligation bonds as security. Issuance costs for long-term leveraged financing are 1 percent direct expenses and a state bond issuance charge of 0.14 percent to 0.70 percent based on amount financed. There is an annual fee of 0.25 percent based on the outstanding balance. A Reduced Interest Rate or Hardship Financings are available to communities with demonstrated financial hardship for projects serving residential areas. Money is available through direct financing or leveraged financing.

WHAT IT FUNDS: The program funds a large variety of projects aimed at water quality improvement. Projects must be on the approved CWSRF Intended Use Plan (IUP) Project Priority List (PPL) before being eligible for funding. Funds are provided as they become available and more applicants may apply than the amount of funds available for the year. Eligible projects include treatment works projects (new, expanded, or rehabilitated), nonpoint source pollution control projects, and estuary conservation management plans and projects.



GRANT AMOUNT: up to \$50,000

Name of Funding Source: Legislative Member Item Program Manual
Source Organization/Agency: New York State Division of Housing and Community Renewal

Contact Information: www.dhcr.state.ny.us
Addresses for regional offices may be obtained online. Questions and applications should be directed to the appropriate regional office.

DESCRIPTION: The Legislative Member Item Program (MIP) is funded by the New York State Legislature and administered by the Division of Housing and Community Renewal (DHCR). Awards are given to projects relating to housing, community development, community renewal, preservation, or promotional activities such as newsletters and community meetings. MIP funds are generally used for administration, planning, capital funds, and other costs necessary for initiating or continuing specified community activities.

WHAT IT FUNDS: MIP funds are typically used for the following:

- payment of salaries and wages to employees of the award recipient who are involved in providing MIP activities,
- consultant and professional fees for planning and performing MIP activities,
- any cost and expense directly related to the employees, consultants, and professionals as presented in the MIP activities,
- costs of acquisition, construction, repair, renovation, rehabilitation, or demolition, or
- other community improvement, development, or preservation activities as set forth in the approved legislative initiative form.

Grants may not be used for expenses related to entertainment, contributions to other organizations, lobbying, or other political activities.

RECIPIENT ELIGIBILITY: Recipients of awards made under the Legislative Member Item Program (MIP) are selected by members of the New York State Senate and Assembly.

Application

PROCEDURE: Application procedures and reporting requirements vary by grant size (<\$25,000, \$25,001-\$50,000, >\$50,000). Related documents are available online in PDF form or may be completed using the provided OniForm software.

REPORTING REQUIREMENTS: Record keeping must be done in accordance with generally accepted accounting standards. The DHCR may request award-related reporting at any time during or after the contract term. Changes in contracting, work plans, or purpose must be submitted for approval by the State Legislature.

OTHER: Applications are online and fill-in-the-blank, so they are easy to complete. However, there are many different applications, and the grant requires legislative nomination, so it is more difficult to obtain.



GRANT AMOUNT: **\$69,000-\$4,046,270**

Name of Funding Source: Public Works and Economic Development Program, CFDA No. 11.300
Source Organization/Agency: U.S. Department of Commerce Economic Development Administration

Contact Information: New York Representative Office
620 Erie Boulevard West, Suite 104
Syracuse NY 13204-2442
315-448-0938
www.eda.gov

DESCRIPTION: This grant program is designed to support the construction or rehabilitation of essential public infrastructure and facilities for the promotion of private sector jobs and investments, to attract private sector capital, and to promote regional competitiveness, including the support of technology-led development, the redevelopment of brownfield sites, and eco-industrial development. Priority is given to projects that support existing or emerging industry or that attract new economic drivers in economically distressed communities. Assistance may not exceed 50 percent of the project cost. Higher rates may be eligible based on special circumstances.

WHAT IT FUNDS: Funds may be used for such facilities as water and sewer systems, industrial access roads, industrial and business parks, port facilities, railroad sidings, distance-learning facilities, skill-training facilities, business incubator facilities, redevelopment of brownfields, eco-industrial facilities, and telecommunications infrastructure improvements needed for business retention and expansion. Eligible activities include the acquisition or development of public land and improvements for use for a public works, public service, or development facility. Other eligible activities include acquisition, design and engineering, construction, rehabilitation, alteration, expansion, or improvement of publicly owned and operated development facilities, including related machinery and equipment.

RECIPIENT ELIGIBILITY: States, cities, or counties are eligible for this fund. Proposed investments must be consistent with the currently approved Comprehensive Economic Development Strategy for the region in which the project will be located, and the applicant must have the required local share of funds committed, available, and unencumbered.

Application

PROCEDURE: Applicants should contact the EDA regional or state representative office to determine the eligibility of a project proposal. EDA offices will provide forms and assistance to interested parties. Funds are disbursed for costs incurred and generally not distributed until all contracts for construction have been awarded. Regional offices determine project feasibility.

DEADLINES AND PROCESSING: Applicants are given 30 days to submit a formal application after being invited by the EDA offices to submit a completed application. Processing is approximately 60 days after a completed application is submitted.

Appendix F:

Projected Yearly Amortization Schedule

Loan Summary

Principal:	\$15700000
Interest Rate:	4%
Loan Term:	25 years

Payment Summary

Number of Payments:	300
Monthly Payment:	\$82,870.38
Total Principal Paid:	\$15,700,000.00
Total Interest Paid:	\$9,161,115.18
Total Paid:	\$24,861,115.18

Yearly Amortization Schedule

Payments	Yearly Total	Principal Paid	Interest Paid	Balance
Year 1 (1-12)	\$994,444.61	\$373,237.97	\$621,206.64	\$15,326,762.03
Year 2 (13-24)	\$994,444.61	\$388,444.26	\$606,000.35	\$14,938,317.77
Year 3 (25-36)	\$994,444.61	\$404,270.08	\$590,174.53	\$14,534,047.70
Year 4 (37-48)	\$994,444.61	\$420,740.66	\$573,703.94	\$14,113,307.04
Year 5 (49-60)	\$994,444.61	\$437,882.29	\$556,562.32	\$13,675,424.75
Year 6 (61-72)	\$994,444.61	\$455,722.29	\$538,722.32	\$13,219,702.46
Year 7 (73-84)	\$994,444.61	\$474,289.12	\$520,155.49	\$12,745,413.35
Year 8 (85-96)	\$994,444.61	\$493,612.39	\$500,832.22	\$12,251,800.96
Year 9 (97-108)	\$994,444.61	\$513,722.92	\$480,721.69	\$11,738,078.04
Year 10 (109-120)	\$994,444.61	\$534,652.78	\$459,791.83	\$11,203,425.26
Year 11 (121-132)	\$994,444.61	\$556,435.36	\$438,009.25	\$10,646,989.90
Year 12 (133-144)	\$994,444.61	\$579,105.39	\$415,339.21	\$10,067,884.51
Year 13 (145-156)	\$994,444.61	\$602,699.04	\$391,745.56	\$9,465,185.47

Year 14 (157 -168)	\$994,444.61	\$627,253.93	\$367,190.68	\$8,837,931.54
Year 15 (169 -180)	\$994,444.61	\$652,809.22	\$341,635.38	\$8,185,122.31
Year 16 (181 -192)	\$994,444.61	\$679,405.68	\$315,038.93	\$7,505,716.63
Year 17 (193 -204)	\$994,444.61	\$707,085.71	\$287,358.89	\$6,798,630.92
Year 18 (205 -216)	\$994,444.61	\$735,893.48	\$258,551.13	\$6,062,737.44
Year 19 (217 -228)	\$994,444.61	\$765,874.91	\$228,569.69	\$5,296,862.53
Year 20 (229 -240)	\$994,444.61	\$797,077.84	\$197,366.77	\$4,499,784.69
Year 21 (241 -252)	\$994,444.61	\$829,552.02	\$164,892.59	\$3,670,232.67
Year 22 (253 -264)	\$994,444.61	\$863,349.25	\$131,095.36	\$2,806,883.42
Year 23 (265 -276)	\$994,444.61	\$898,523.43	\$95,921.18	\$1,908,359.99
Year 24 (277 -288)	\$994,444.61	\$935,130.66	\$59,313.95	\$973,229.33
Year 25 (289 -300)	\$994,444.61	\$973,229.33	\$21,215.28	\$0.00
Totals	\$24,861,115.18	\$15,700,000.00	\$9,161,115.18	