

## **Peekskill Central Firehouse**

### **Potential Effects of the Proposed Action**

The following summarizes the effects of the proposed action identified and discussed in the Draft Environmental Impact Statement:

- Displacement of resident(s) of one apartment, five businesses and one institutional user (mental health clinic). It is expected that the residential tenant and one business will be relocating voluntarily. Property occupied by the remaining four commercial tenants and institutional user may be acquired by eminent domain.
- Relocation of four commercial tenants and one institutional user. Will likely be able to relocate at the project site.
- Permanent change to size, layout, access and signage of Crossroads Plaza shopping center. Approval of amended site and subdivision plans will be needed.
- Projected reduction of between \$187,425 and \$214,200 in potential annual rental income to the landlord of the Crossroads Plaza shopping center. (Annual contract rents for the occupied retail spaces to be acquired total \$208,748 as of July 2011.)
- Temporary effects on Crossroads Plaza parking area during construction, including loss of 83 parking spaces. Parking to remain on site during construction and municipal parking within a block or so of the center is anticipated to be adequate to meet the daily needs of tenants at Crossroads Plaza, and non-residential users in the surrounding area.
- Temporary construction-related effects on area noise, air quality, shopping center appearance and ease of access, shopping and doing business in project site area.
- Temporary loss of approximately half of Park Street's permit parking spaces during construction.
- Removal of approximately 17,200 square feet of commercial space in a shopping center setting from the inventory of space downtown.
- Change in use from retail / service commercial to government public safety on south side of Main Street between James Street and Broad Street.
- Temporary construction related effects to residents', visitors' and workers' use and enjoyment of their property.
- Funding plan increases City expenditures by projected \$980,000 in debt service payments on additional debt of \$15.7 million. Net increase in annual expenditures with energy savings projected to be \$868,200.
- Increase in aggregate City debt from current \$25,100,593 to just under \$38,700,000 in year 2013, the likely year that debt will be incurred. This represents an increase from 17.2 percent to 26.5 percent of the City's current constitutional debt limit of \$145,917,338.
- Aggregated increase of \$60 to \$70 per year on a typical Peekskill home valued at \$260,000. Two one percent increases amounting to approximately \$40 to \$45 per year have already been enacted. Implementation of the final one percent increase (\$20 to \$25 per year) will be programmed when the debt service schedule for the project has been finalized.
- Removal of an estimated \$85,438 of taxable assessed valuation from the City property tax roll. This represents a decrease of 0.13 percent from \$65,945,852 to \$65,860,414, and a reduction in potential tax revenue of \$19,030.
- Permanent changes to area visual appearance and surrounding views. Overall change in appearance is expected to be positive.
- Demolition of 1141 Main Street, a contributing element to the local Downtown historic district
- Temporary construction effects on area traffic and parking patterns.
- Temporary construction effects on Crossroads Plaza delivery and waste storage and removal operations.
- Temporary minor effects of construction on Main Street and Broad Street, including effects on on-street metered parking, sidewalks and bus stop locations.
- Temporary construction effects on public bus operations along Main Street and Broad Street.

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- Permanent changes in vehicle ingress and egress, and pedestrian access to Crossroads Plaza shopping center.
- Elimination of four on-street parking spaces along Broad Street (southbound).
- Increased use of Broad Street and Park Street (for returning ladder trucks) by emergency vehicles.
- Increase in number of daily impulsive noise events at Main and Broad Streets primarily as trucks depart the proposed Central Fire House. Overall noise levels at this location would increase slightly.
- Temporary increase in noise levels during demolition, site work and construction.
- Potential slight increase in pollutant concentrations associated with diesel fire truck engines at the project site. Such pollutants include carbon monoxide, hydrocarbons, nitrogen oxides and small amounts of particulate matter. Indoor air quality to be mitigated with exhaust reclamation system. This will also minimize any increase in pollutant concentrations outside of the facility as well.
- Changes to storm drains, hydrants, electrical lines and onsite drainage infrastructure locations.
- Changes as needed to onsite easements to accommodate drainage, and to allow for fire truck travel over the Crossroads Plaza parking area.
- Slight increase in response time for easternmost section of City compared to current condition.
- Displacement and relocation of not-for-profit Westchester Jewish Community Services Family Mental Health Clinic.
- Removal, reuse, recycling and / or disposal of approximately 800 cubic yards of construction and demolition debris.
- Potential removal of fill material and /or buried hazardous substances from project site during demolition and site work.

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### 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.

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.

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.

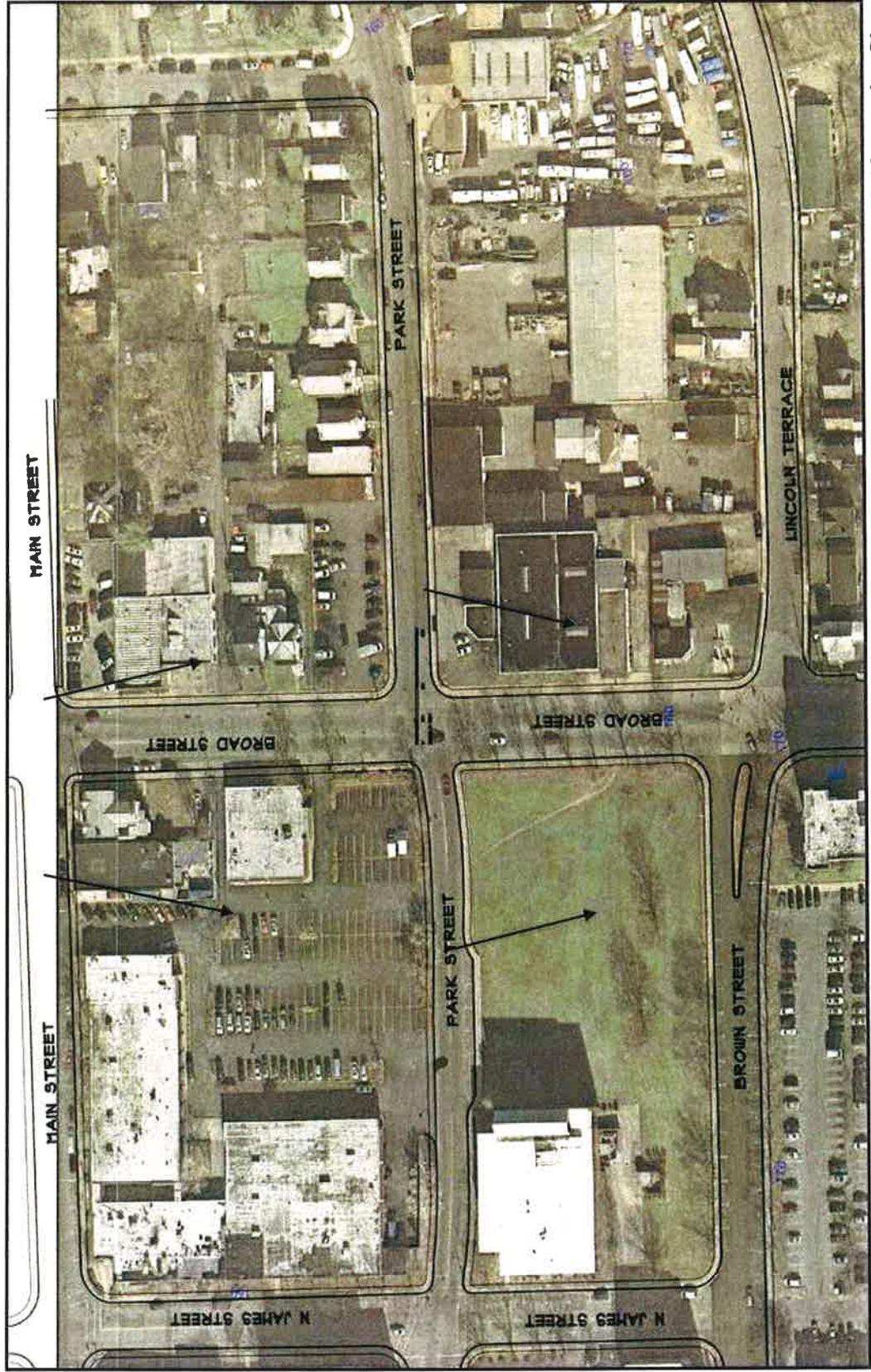


Figure 2-3: Project Site and Alternative Sites



**Figure 2-5: Area of Partial Taking, Crossroads Plaza Shopping Center**

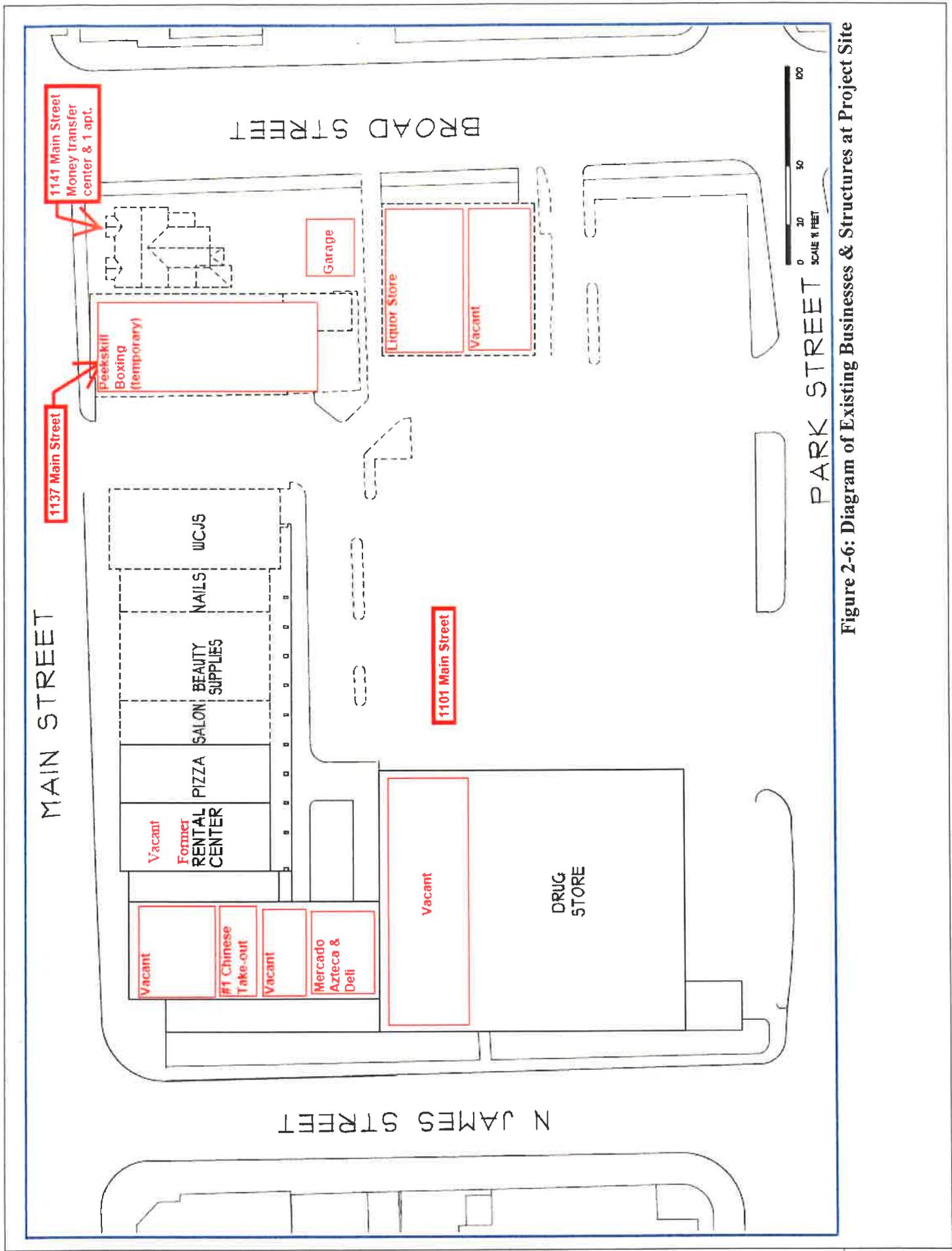


Figure 2-6: Diagram of Existing Businesses & Structures at Project Site

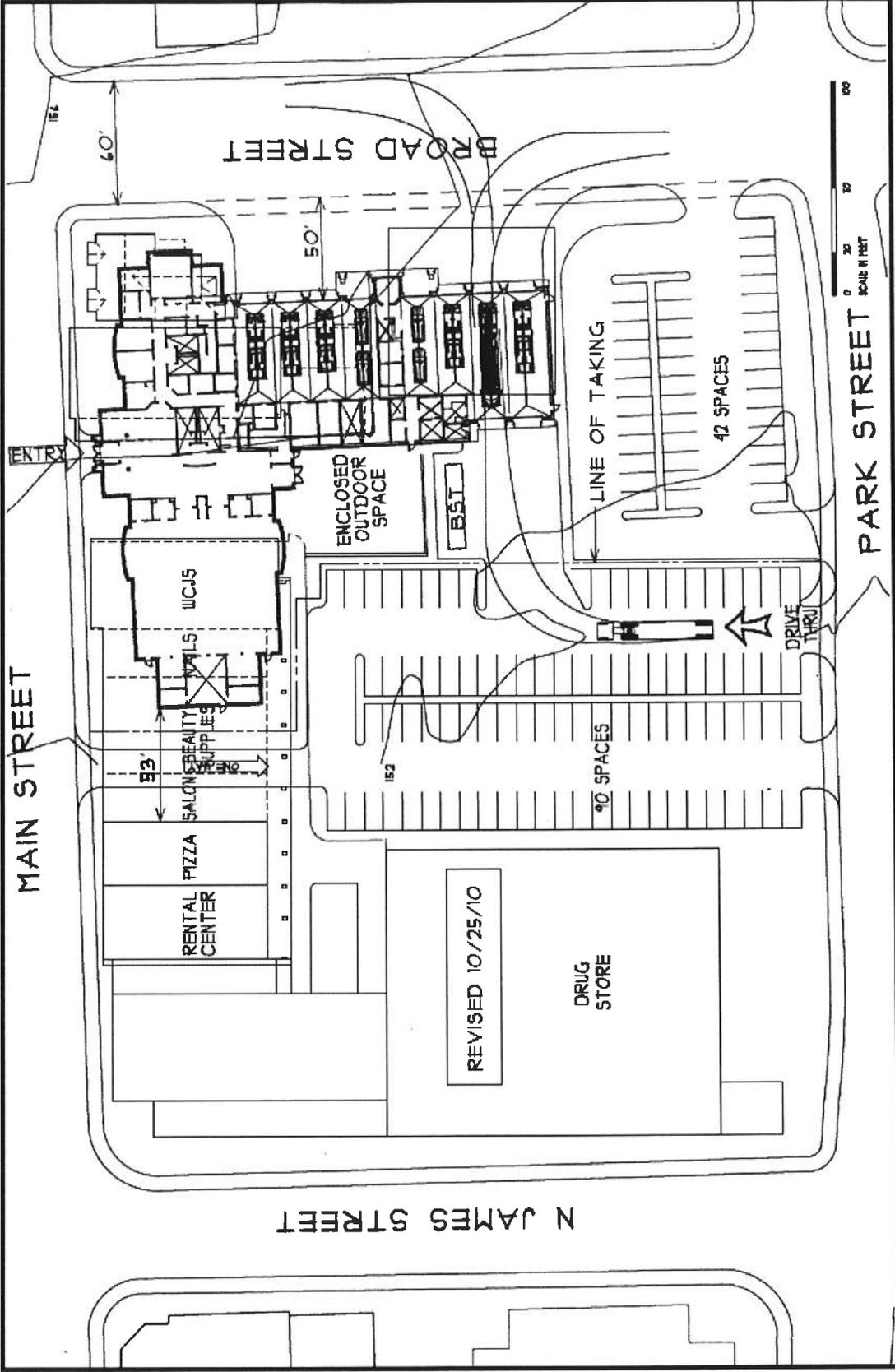


Figure 2-7: Proposed Project Layout



## Overview of Proposed Area for New Fire Headquarters



Figure 4-1: Alternative Sites Reviewed

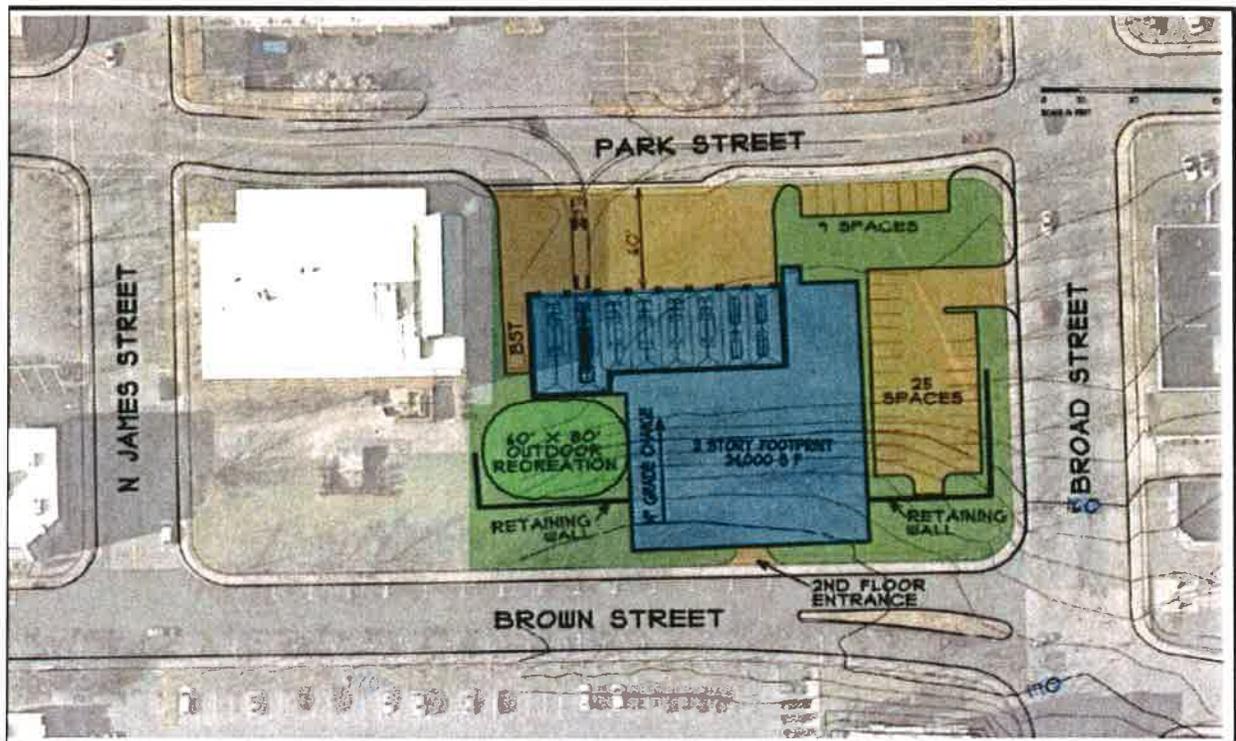


Figure 4-2: Design Study / Conceptual Site Layout, Brown Street Site

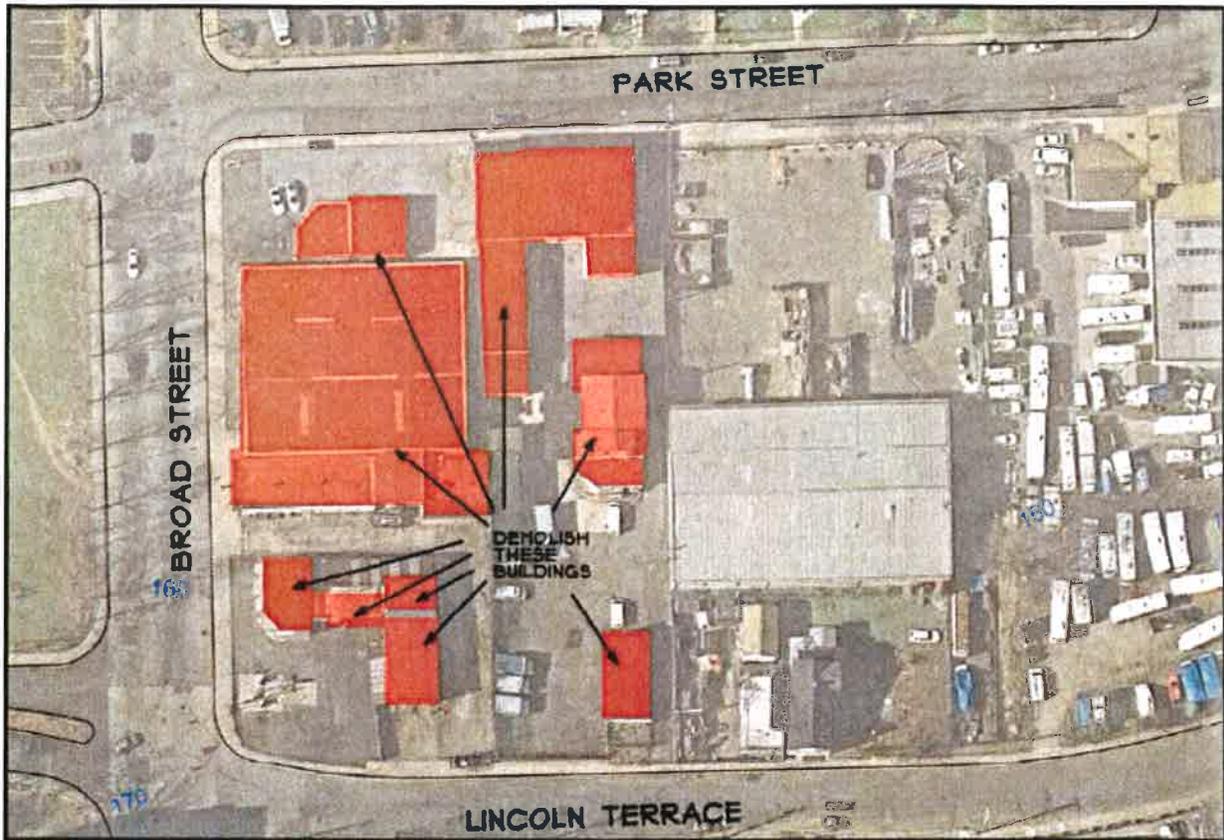


Figure 4-3: Acquisition and Demolition, Lincoln Terrace Site

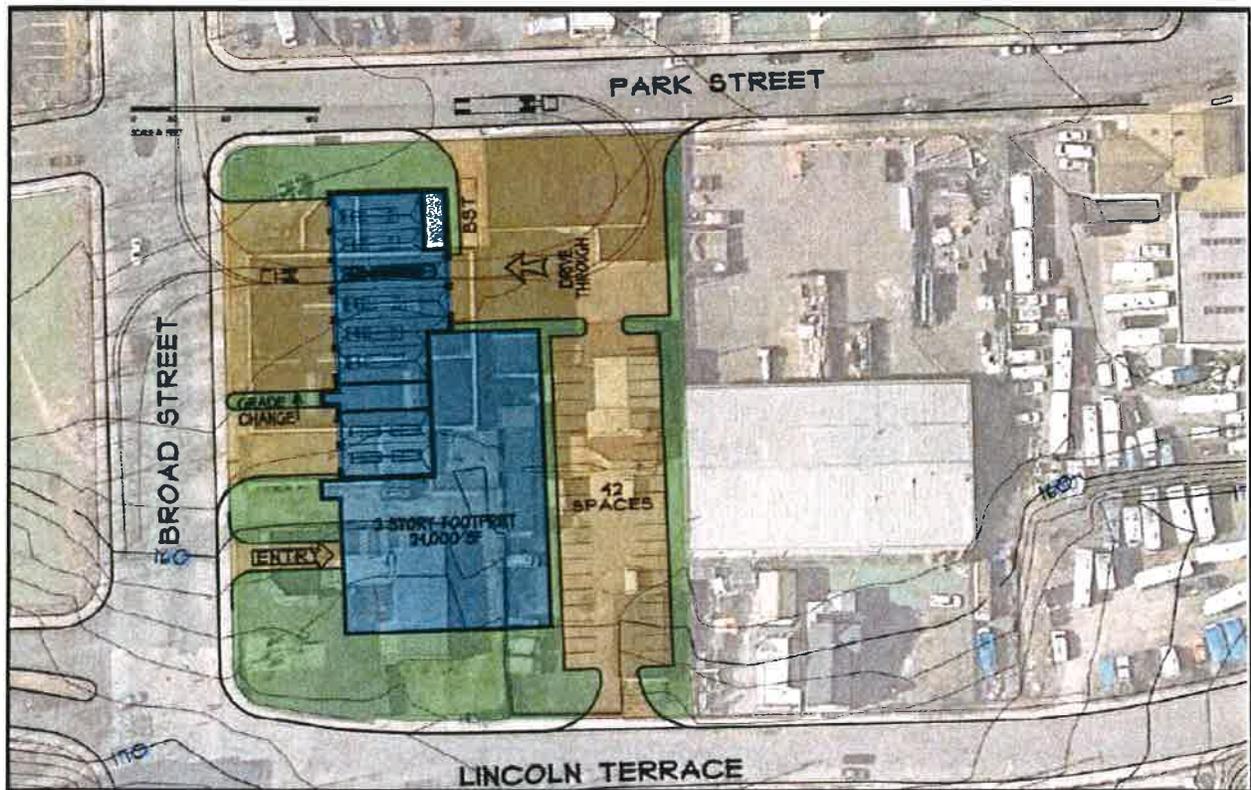


Figure 4-4 Design Study / Conceptual Site Layout, Lincoln Terrace Site