

I. Community Facilities and Services

1. Police

a. Existing Conditions

The Town of Mount Pleasant is serviced by the Mount Pleasant Police Department with headquarters located on the lower level of Town Hall at One Town Hall Plaza in Valhalla, New York. The Department has primary law enforcement jurisdiction within the unincorporated areas of the Town, approximately 25 square miles.

According to a letter from the Chief of Police, dated May 1, 2009 (refer to the Appendix J of this DEIS) the Mount Pleasant Police Department currently employs 45 full time sworn officers and approximately 20 auxiliary employees. There are currently 30 vehicles in the Department's fleet which include marked and unmarked sedans, four-wheel drive vehicles, motorcycles, marine units, and special purpose vehicles.

The Police Department has averaged approximately 22,164 calls to service over the last three years (2006-2008). Typical calls involve enforcement of laws, namely vehicle traffic laws, emergencies such as aided calls, fires, vehicle accidents, domestic disputes, burglar alarms and investigating reported crimes.

Response time to the site has been estimated at 5 minutes or less depending on position of on-duty officers in relation to the site, and availability of officers on patrol. The project site is located within a section of the Town that is patrolled 24/7.

b. Anticipated Impacts and Proposed Mitigation

In the Applicant's opinion, there are anticipated to be minimal impacts to police service or coverage as the subject area is currently located in one of the five patrol sectors. Public access to the site is proposed to be limited to Carlton Avenue. Access to the site from Washburn Avenue will be available for project residents and emergency vehicles through an electronically controlled gate. The HOA will supply security patrols through the proposed community on a daily basis.

There is no mitigation proposed. In the event of a larger emergency that may affect the closing of Pleasantville Road, access through the site from Washburn Avenue, to Carleton Road could be created, providing an alternative emergency route.

2. Fire/Emergency Services

a. Existing Conditions

The subject site is served by the Briarcliff Manor Fire Department (BMFD). Based on documentation provided in the Village of Briarcliff Manor Comprehensive Plan the Briarcliff Manor Fire Department is an all-volunteer organization with two stations: Village Hall on Pleasantville Road, which houses the Hook and Ladder Company and the Briarcliff Fire Company, and Scarborough Road, which houses the Scarborough Engine Company. The department has approximately 150 members in its three companies.

The Fire Department has one tower ladder, one heavy rescue vehicle, two ambulances, three class-A pumpers and a utility truck. In addition, it has a trailer used for safety demonstrations and a weapons-of-mass destruction trailer acquired through a grant from the Federal Emergency Management Agency.¹

The Project Site is served by the Briarcliff Manor Ambulance Corps. The Ambulance Corps is located at Village Hall staffs two ambulances 24 hours a day. The Village also participates in a fly car support program as part of an agreement with Croton-on-Hudson, Ossining Volunteer Ambulance Corps and Phelps Memorial Hospital.²

The three hospitals located within the area include Phelps Memorial Hospital, Westchester Medical Center and Northern Westchester Hospital. Phelps Memorial Hospital is a 235-bed medical facility located approximately 6 miles from the project site in Sleepy Hollow. Westchester Medical Center is a 635-bed facility located approximately 5 miles from the project site in Valhalla. Northern Westchester Hospital is a 233-bed facility located approximately 10 miles from the project site in Mount Kisco. Northern Westchester Hospital has approximately 633 physicians associated with the hospital.

b. Anticipated Impacts and Proposed Mitigation

It is anticipated by the Applicant that there would be minimal impact to the BMFD resulting from a slight increase in the calls to service due.

The Applicant has indicated that all homes within this subdivision will be fully sprinklered. Fire hydrants would be installed to facilitate emergency service. The new roads constructed for the development will be compliant with any regulations or standards that are required for firefighting equipment in the Town. The design of the development will also facilitate any service required. In addition, the resulting on-site population becomes a potential pool of volunteers for the Fire Department and Ambulance Corps. See also discussion in Section III.J of this DEIS for a discussion of the fiscal benefits accruing from the Proposed Action.

3. Schools

a. Existing Conditions

The subject site is located within the Briarcliff Manor Union Free School District. The Briarcliff Manor School District is approximately 6.8 square miles, covering a majority of the Village of Briarcliff Manor and a portion of the Town of Mount Pleasant. The district consists of three schools: Todd Elementary School (grades K-5); Briarcliff Middle School (grades 6-8); and, Briarcliff High School (grades 9-12). According to the Briarcliff Manor School District, there will be 1679 schoolchildren in the Briarcliff Manor School District for the 2009-2010 school year. There will be 329 total staff members. The total budget for the 2008-2009 school year was

¹ Village of Briarcliff Manor Comprehensive Plan, p. 65-67

² Village of Briarcliff Manor Comprehensive Plan, p. 67

\$52,848,395. The per-pupil cost for the school year was \$30,199 and the portion of the per-pupil cost paid by local tax was \$24,053. Within the District there are also approximately 117 students, or 6.7%, who attend private schools.

b. Anticipated Impacts and Proposed Mitigation

The Proposed Action is anticipated to generate approximately 9 total public school-age children. This is estimated based on the Rutgers University, Center for Urban Policy Research *Residential Demographic Multipliers Estimates of the Occupants of New Housing June 2006*.

**Table III.I-1
Estimated Public School Age Child Generation**

Unit Type	Number of Units	Multiplier*	Total Schoolchildren
Public School-Age Children			
Single-Family Detached 4BR	8	0.87	6.96
Single-Family Attached 3BR	8	0.28	2.24
TOTAL			9

*Source: Residential Demographic Multipliers Estimates of the Occupants of New Housing June 2006, Rutgers University

Given that a portion of the Proposed Action is intended to be marketed towards a different clientele, empty nesters, it is anticipated to have a different impact compared to traditional single-family housing. The conservation layout is estimated as a worst case, to generate approximately 9 public school-age children. A letter has been sent to the Briarcliff Manor School District to evaluate the anticipated impacts of these additional students on the school district.

As discussed in the fiscal impacts section of this DEIS, the revenue generated in taxes through the development of the Proposed Action will exceed the anticipated costs associated with educating the additional schoolchildren who will be generated through this new residential community. In addition, there will be an improved access for emergency situations for the school district based on the design of the proposed subdivision being able to connect Washburn Road with Carleton Avenue.

4. Solid Waste

a. Existing Conditions

It is estimated that the existing residence generates approximately 1.3 tons³ of solid waste, including recyclable material, per year.

³ Development Impact Assessment Handbook, Urban Land Initiative, 1994, P. 263

b. Anticipated Impacts and Mitigation

The proposed residential community is anticipated to generate approximately 32 tons of solid waste per annum. This includes recyclable materials. This is based on the production factor of 0.00175 tons per resident per day.⁴

The proposed residential community would have a homeowners association that would oversee specific functions of the community including solid waste collection. Based on the coordination of solid waste pickup, the Applicant does not anticipate any significant impact to municipal solid waste pick up.

5. Parks, Recreation and Open Space

a. Existing Conditions

Within the Town of Mount Pleasant, there are currently 18 public parks with services ranging from sports fields and courts to picnicking and camping opportunities. See Table 1, Town of Mount Pleasant Parks and Facilities. Within the Town there is ±314 acres of passive parkland available and ±88 acres of active parkland. In addition to the parks within the Town of Mount Pleasant, there are several parks located in the Town of Ossining and the Village of Briarcliff Manor, located within driving distance of the project site. Permits are required for group rental of any picnic areas as well as entrance to the community pools.

**Table III.I-2
Mount Pleasant Parks and Facilities**

Parks and Facilities		Tennis	Soccer	Bocce	Basketball	Baseball/ Softball	Volleyball	Swimming	Fishing	Ice Skating	Picnicking	Camping	Hiking Trails	Nature Study	Playground	Community Center	Shelter	Acres		
																		Passive	Active	
1	Hardscrabble Wilderness Area											3	6	1					235	
2	Mountain Trail Park												1						5	
3	Bear Ridge Lake								1	1	1									2
4	Old Farm Hill Park	UNDEVELOPED																22		
5	Water District Field		1			1														6
6	Opperman's Pond								1	1	1								2	4
7	Mt. Pleasant Town Pool			2	1		1	1			1				1	1				12

⁴ Development Impact Assessment Handbook, Urban Land Initiative, 1994, P. 263

	and Community Center																		
8	Broadway Field				3	1	1								1		1		6
9	Pheasant Run Park	UNDEVELOPED															16		
10	Carroll Park					1			1	1	1				1			5	7
11	Westlake HS	4	3		2	4													20
12	Stonegate Park				1	1				1			1	1			1	9	3
13	Valhalla HS	4	1			1													
14	Bradhurst Park and Community Center					1	1				1				1	1			7
15	Lakeside Park		2																6
16	Pat Henry Field					1													2
17	Hawthorne Elementary School					2									1			10	7
18	Columbus Ave. School					1									1			10	6

Source: Town of Mount Pleasant Parks Department

The calculation of park and recreation areas does not include the recreational acreage of the Old Croton Aqueduct or the State Parkway lands.

b. Anticipated Impacts and Mitigation

It is of the Applicant’s opinion that there are minimal, if any, impacts to the parks, recreation and open space within the Town. The estimated increase on municipal population as a result of the Proposed Action is 0.24 percent. This is a minimal increase, and would not, in the Applicant’s opinion, substantially impact the provision of recreation services within the Town. By utilizing the conservation subdivision design, the development will preserve approximately 8.6 acres of the site as passive open space which will incorporate walking path system for project resident use.

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