

J. COMMUNITY FACILITIES AND SERVICES

Comment J-1

p.3-para.4. – The reference to the retention of open air parking as is improved and secure is not clear with regard to the term “secure”. Is there an existing security system for the at-grade parking or one that will be installed? Or is this a reference to the perception that open-air parking provides a greater amount of safety than does structured parking? If this is the case, how will adequate security be provided for the proposed structured parking facilities to make them as secure in both fact and perception as the open-air parking?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-1

The existing at-grade parking is patrolled by the Cross County Shopping Center's private security force on a 24-hour per day basis. This security will continue following the proposed renovation of the Center.

Discussions with the City of Yonkers Police Department indicate that above ground, open parking structures such as the proposed 5-story parking structure, tend to have a higher rate of larceny compared with on-grade open-air parking lots, principally because there are more areas in which perpetrators may remain hidden.

As with the remainder of the Shopping Center, the proposed parking structures will be patrolled on a 24-hour per day basis by the Center's private security force. In addition:

- *Emergency pull stations will be installed in the parking structure and will communicate with the existing security office.*
- *Artificial interior lighting levels will be increased to 8 to 10 footcandles during hours of operation (lighting will be reduced during overnight hours).*

- *The floor to floor heights of the parking structure will be increased approximately 15% above that of a standard parking structure to allow for increased natural light and air infiltration.*

Comment J-2

p. 92 —Refuse Collection —Where is (are) the enclosed trash areas. What is the estimated amount of recycling materials to be produced each week? Where is a week's worth of recyclables to be stored on site? More detail related to these zoning requirements needs to be provided and related to the site plan.

p. 309 para a & b – Are there garbage storage areas planned for the new buildings?

How will garbage pick-up be handled for the new buildings and when are these pick-ups usually made. Will the 20 yard dumpster be adequate to handle the increased trash container garbage, and will a new, more plentiful receptacle system, be installed as part of the renovation? Is the central storage area adequate to handle the potential increase in waste and recyclables that will be generated by the new development, particularly by the junior anchors and additional restaurants?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-2

Tenants within the Center currently (and will continue into the future) contract private carters to collect refuse and recycling materials. These materials are currently collected within the underground tunnel for Buildings 1, 2, 3, 8 and 9 (Macy's) under existing conditions and will continue to be served by the tunnel following construction. The tunnel includes raised loading docks and dumpsters for each of these buildings. Figure J-2 provides detail of the tunnel configuration. Storage of trash and recycling occurs on each use's loading dock, so a week's worth of trash and recycling is distributed throughout the site and is not centrally located.

Comment J-3

p. 299 para. 2 — What are the number and type of alarm activations on the site for 2004 and 2005 to date?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-3

According to the City of Yonkers Police Department, the calls for police service received from the Cross County Shopping Center in the last four years are as follows:

<u>Year</u>	<u># Of Calls</u>
2002	1609
2003	1608
2004	1457
2005 (YTD Oct.)	1132

Discussions with the Police Department indicate that most of these calls relate to shoplifting incidents.

Comment J-4

p. 306 - Police Protection —What is the current number of calls for service to the Police Department and what does 19% increase represent in terms of number of additional calls? Has the applicant had discussions or corresponded with the Police Department to determine if existing manpower is adequate to handle additional calls, particularly in light of other proposed area wide development? Is any correspondence included in the DEIS?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-4

Calls for police service are discussed above, in Response J-3.

Correspondence has been received from the Yonkers Police Department (Appendix EE), and the applicant met with the Police Department on 01/24/2006. To assist the police in processing paperwork associated with a call, the applicant will make available space on the site either in the site's security office or in the management office, for use by the police. The Police Department indicates this will increase their efficiency.

The Police Department expects an increase in site calls, which will put additional demand on police manpower. Cross County Center's on-site security force and providing a location to process paperwork provides some mitigation. Additional taxes expected to be generated by the renovated Center is expected to provide the City with additional funds to augment police services as the City may deem appropriate.

Comment J-5

p. 306 - It is significant that the proposed renovated center along with other area projects would cause the fire rating of the City to an "unacceptable" level by the National Fire Protection Agency (NFPA) and the New York State Insurance Association (NYSIA). What are the consequences of such a rating over and above the potential for unsafe conditions? What actions has the Cross County Center and other proposed developments taken to work with the City of Yonkers to ensure that adequate fire protection services are maintained. Are special mitigation measures being proposed or required of the Ridge Hill Development or the video lottery terminal installation Yonkers Raceway? What mitigation is proposed for this potentially unacceptable condition? Does the City or the Fire Department have a plan to utilize increased tax revenue to create additional manpower, purchase equipment and perhaps open another fire station, even on one of the proposed development sites?

p. 308 - As stated above, a coordinated approach to the need for additional fire services should be determined and Cross County Center should participate to the extent of its incremental impact.

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-5

The applicant met with the Yonkers Fire Department on 01/24/2006, and the department was not aware of an "unacceptable" rating noted in this comment. The department noted that the NFPA and NYSIA base their ratings on available water supply and pressure at a particular location. The applicant notes that, with regard to the Cross County Shopping Center, the water infrastructure is proposed to be replaced. The Cross County Shopping Center will be served by two 10-inch water loop systems. One system will connect at two locations to Central Park Avenue, and the other loop system will connect at two locations within Kimball Avenue. This type of system is designed to produce robust fire flow volumes and pressures.

Discussions with the City of Yonkers Water Department indicate there is adequate water supply to service the proposed renovated Center.

With regard to response time, the proposed traffic improvements and, more importantly, the installation of emergency preemption devices at traffic signals of eight intersections in the immediate vicinity of the site should help in improving emergency response time. See Response J-11.

Discussions with the Yonkers Fire Department indicate that additional taxes generated by the expanded Cross County Shopping Center are utilized by the City as the City judges appropriate, which may or may not include provision of additional fire services as decided upon by the City.

Comment J-6

p. 307 – What is the projected additional city manpower needed for inspections as a result of this proposed development?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-6

It is the applicant's understanding that the City's existing manpower is sufficient to perform the required inspections. To assist the staff of the Yonkers Building Department in its review of plans, the applicant has submitted preliminary design plans for review in stages so the staff is familiar with the plans prior to formal submission. This results in a more efficient use of staff time.

Comment J-7

p. 307 – Since there will be additional shoppers and additional traffic, it does not seem reasonable that no additional emergency services are projected to be required on the site. How is this assumption supported since the next page states that more people should be attracted to the site?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-7

The applicant acknowledges that the increased patronage anticipated from the increased size of the renovated Center will likely result in an increased demand for emergency services.

Comment J-8

p. 308 para 2 – Where will the new security control station be installed? Will the video surveillance system be installed on all or just new buildings?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response J-8

The new security control station is proposed to be a stand alone building installed ±30 feet to the northwest of proposed Building G. At this point in time, the applicant has no plans to install a video surveillance system and will continue to rely on its private security force to provide patrols 24 hours per day. The applicant's objective is to provide a safe and secure site for the benefit of its customers and lessees. The applicant will provide whatever additional security force manpower it judges necessary to continue to fulfill this function.

Comment J-9

Where did statistics about the Yonkers Fire Department come from, since they do not agree with the 2004 Adopted Budget. The following statistics are inaccurate and impact the budget and operations information used by the DEIS.

There are 18 companies not the 19 shown on page 300

Apparatus in use by Station 7 & Station 13 is not accurate, page 301

Number of FTE was incorrect. 451 sworn personnel, not 429, page 302

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-9

Corrections are noted.

Comment J-10

The exact number of 911 calls for CCSC is not available from the Police/Fire CAD, since the CAD does not record CCSC as one site, but multiple addresses. Although the total volume information is not available, the primary nature of the emergency calls is for medical assistance, activated fire alarms, vehicle fires and vehicle accidents.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-10

Comment noted.

Comment J-11

The DEIS explanation of Fire's service provision to the CCSC does not fully or correctly characterize the impact of the project on the YFD. The characterization that only Station 7 and Station 13 respond is too simplistic. On many alarms, a total of four fire stations are involved in the response to the center. An activated automatic alarm would dispatch, Engines 313, 307, 311, 312 and L73, L75 and Battalion 2. These fire companies must use three major intersections to reach CCSC.

Kimball Avenue & Midland Avenue
Central Avenue & Miles Square Road
Central Avenue & Yonkers Avenue

These intersections experience high volumes of traffic under normal conditions. Additional responses to the CCSC, along with increased traffic congestion resulting from

other proposed development, may decrease the department's ability to provide adequate fire protection to other sections of the City.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-11

Emergency preemption devices will be installed at traffic signals of eight intersections in the immediate vicinity of the site as noted below. Discussions with the City of Yonkers Fire Department indicate that preemption devices will assist in responding to emergencies in the vicinity of Cross County Shopping Center. The preemption will provide green time traffic signal indications to the approaching emergency vehicles.

The noted eight intersections are as follows:

- 1. Kimball Avenue and Shopping Center Driveway (Driveway C)*
- 2. Kimball Avenue and Midland Avenue*
- 3. Kimball Avenue and Nevada Place*
- 4. Kimball Avenue and Midland Avenue (northern location)*
- 5. Midland Avenue and Cross County Westbound Ramps*
- 6. Midland Avenue and Bronxville Glen Driveway*
- 7. Midland Avenue and Bronx River Road*
- 8. Kimball Avenue and Shopping Center Driveway (Driveway D)*

Comment J-12

Along with building inspections, Fire department inspections of construction work will be a part of the on-site work. The DEIS did not consider this and should account for the ability of the YFD to handle a project of this size in a timely manner. There will be times throughout the construction period when fire issues will have to be addressed i.e. closing of fire lanes, fire system shut downs and hydrant shutdowns. Fire safety as well as code enforcement will necessitate a fire inspector being present at the site.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-12

Comment noted.

The applicant will comply with all requirements of the City of Yonkers regarding the appropriate level of code review and inspection.

Comment J-13

The DEIS did not take into account the YFD's need to review plans for fire prevention code issues and to inspect buildings at the construction site for fire code issues. A project of this size may require the addition of dedicated review and inspection staff to efficiently process the application. Would the developer be willing to compensate the city for cost of training and staffing up for code review and inspection?

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-13

The applicant will comply with all requirements of the City of Yonkers regarding the appropriate level of code review and inspection. It is the applicant's understanding that inspection fees are included within Building Permit fees. The applicant can operate on the City's review and inspection schedule or pay a surcharge for additional staff.

Additional taxes to be generated by the proposed renovation will be available to the City for disbursement to augment City services as the City deems appropriate.

Comment J-14

The creation of two, potentially three, multi-story parking garages means that much of the site will no longer be directly accessible to firefighting rigs. It would be helpful to have

certain dedicated fire and life safety equipment present at the site; such as, a Gator, or, other low-profile 4WD vehicle that could transport fire-fighting equipment into the parking structures.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-14

Discussions with the Fire Department on 01/24/2006 indicate the Department prefers a secure 20 foot by 20 foot room within the proposed 5-level parking structure, which would house a Gator and other equipment as the Department deems appropriate. The applicant is willing to provide such a room and donate the Gator at such time as the 5-level parking structure is constructed. The design of the proposed 5-level parking structure is such that no parking spaces will be lost with provision of the 20 foot by 20 foot room.

Comment J-15

Relative to the parking garages, it would be helpful to design a fire safety room into the parking structures where the YFD would be able to store items such as a large-wheeled chemical extinguisher and other emergency response equipment specific to the needs of fire fighting in that location.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-15

Please refer to Response J-14, above.

Comment J-16

The Christmas season traffic has a particular impact upon the provision of fire services to the CCSC. Access to the site along all of the major routes will be slow. It may be

worthwhile to provide a level of responder services at the center during this season as a means to mitigate impacts on the fire department. We propose a detail to the CCSC for the holiday season consisting of an EMT and a Fire Officer that would respond to medical first responder calls and assist as a fire watch on other alarms.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-16

Please refer to Response J-11 regarding emergency preemption devices to be installed at traffic signals at key intersections in the immediate vicinity of the site.

The experience of the applicant at the existing Center indicate that provision of an EMT and Fire Officer detail during the holiday season is not judged as an immediate priority.

Comment J-17

No mention is made of fire department training of CCSC and tenant staff about fire prevention and evacuation. This is both a fire code issue and mitigation to fire and life safety impacts.

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-17

CCSC and tenant staff are to continue to be trained per fire code requirements in fire prevention and evacuation.

Comment J-18

Police and Security Impacts

The Center will change from parking entirely in open lots to large amounts of parking within structures. Is there any evidence that such a change leads to any change in the amount or types of crime-taking place within shopping centers?

What security measures are being instituted in the parking garages to handle public safety problems?

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-18

The existing at-grade parking is patrolled by the Cross County Shopping Center's private security force on a 24-hour per day basis. This security will continue following the proposed renovation of the Center.

Discussions with the City of Yonkers Police Department indicate that above ground, open parking structures, such as the proposed 5-story parking structure, tend to have a higher rate of larceny compared with on-grade open-air parking lots, principally because there are more areas in which perpetrators may remain hidden. Police experience with video surveillance systems in parking structures has been positive, however, discussions with the Police Department on 01/24/2006 indicate they do not forcefully recommend such a system, but view it as a security option. It is the applicant's opinion that careful patrols by the Center's security force are sufficient to maintain the safety and security of the Center.

As with the remainder of the Shopping Center, the proposed parking structures will be patrolled on a 24-hour per day basis by the Center's private security force.

Comment J-19

How car fires be fought in the garages? What equipment will be kept on Site for first response by the Center's personnel? Will there be a trained fire response unit of the centers staff? Will the additional traffic brought to the center have any effect on fire

fighting response to the center? To homes and businesses on the edges of the center?
Will any change in response times have any fiscal impact upon area homeowners and
businesses in terms of fire and casualty insurance premiums?

(Memorandum from City of Yonkers Fire Department, dated 11/18/2005)

Response J-19

Please see Response J-14 regarding donation of a dedicated room and a Gator to the Fire Department by the applicant within the proposed 5-level parking structure upon construction of that structure, and see Response J-11 regarding provision of traffic signal emergency preemption devices at key intersections in the vicinity of the site. Please refer to Response J-17 regarding training of CCSC and tenant staff to be trained per fire code requirements.

Discussions with Fire Department officials indicate that the Fire Department does not anticipate that area fire and casualty insurance premiums will be impacted because such premiums are generally determined by type of construction, distance to the nearest fire hydrant, and distance to the nearest fire station, which factors will remain unchanged within the vicinity, with the exception of the Cross County Shopping Center. The renovated Cross County Center will conform to all current life and safety building codes, which the applicant anticipates will positively impact insurance premiums.

Comment J-20

Solid Waste

Please describe recycling efforts that are currently under taken by the center and/or requirements from the private center that results in refuse reduction.

What measures are going to be proposed to increase recycling and to reduce refuse and garbage impacts from this site?

(Memorandum from City of Yonkers Planning Bureau, dated 11/18/2005)

Response J-20

Tenants within the Center currently (and will continue into the future) contract private carters to collect of refuse and recycling materials. Tenants recycle such items as cardboard, plastic bags, and bottles and cans. These efforts will continue into the future with the proposed expansion.

Comment J-21

Developers should consider several methods of mitigating the impact their project will have on police resources in the Second Precinct. One Strategy to consider would be additional police patrols in and around CCSC as needed, particularly during heavy shopping times such as the weekends or the month of December. Developers should assume the cost of this additional police presence to prevent a dangerous diversion of police resources away from surrounding areas. There is also mention in the EIS of installing a security control station and video surveillance system in the renovated center. The YPD would endorse these ideas, particularly if it is given access to both. New Roch City in New Rochelle has a police substation located in the middle of its entertainment/retail center. It is manned by police officers and security guards. Developers of CCSC should also consider the possibility of turning its security control

station into a police substation, to be manned by both police officers and its own security force. This substation could be utilized by police as a place to process paperwork, conduct initial intake of prisoners, and oversee security in CCSC through means such as video surveillance, Police would not have to man the substation on a continuous basis, but providing police presence there during the center's busiest times would go a long way in deterring and otherwise dealing with criminal activity in CCSC. Strategically increasing police patrols and manning the substation could be the most economical way to mitigation any negative impact on CCSC and the surrounding area.

(Memorandum from City of Yonkers Police Commissioner, dated 11/18/2005)

Response J-21

Please see Response J-4.

Discussions with the Police Department on 01/24/2006 indicate that the Police Department is satisfied with use of an office at the Center at which they are able to process paperwork related to any police calls at the Center. The Police Department indicated that this is a time-saver and efficiency booster, so that by the time a suspect is taken and booked downtown, the Officer's paperwork will have already been completed. A Police Officer will also be able to stop by and utilize the office during the course of her/his routine patrols in the vicinity.

Please see response J-18 with regard to video surveillance.

Comment J-22

It is also essential that the proposed video surveillance system be the most effective, state-of-the-art system available. The system should be linked to computer software that enhances its functionality and can be made available to the YPD. There are "smart cameras" available that can actually identify suspicious behavior and developers should consider using a system like this. Police should have full access to the system control and be able to observe these images both on-and off-site through means such as the internet.

(Memorandum from City of Yonkers Police Commissioner, dated 11/18/2005)

Response J-22

Please see Response J-21, above.

Comment J-23

The anticipated increase in traffic needs to be addressed through the engineering of the roadways and traffic controls surrounding CCSC. It lies beyond the expertise of the police department to make recommendations in that area. Clearly the expertise of a traffic engineer will be needed to assess the increase in traffic volume and flow. Major improvements to the roadways will probably be needed. The police can offer some assistance in the area but the department will ultimately rely upon the traffic engineering department to approve a traffic plan.

(Memorandum from City of Yonkers Police Commissioner, dated 11/18/2005)

Response J-23

The City of Yonkers has reviewed the applicant's traffic engineering plan, and has required additional mitigation as discussed in Section III.A of this FEIS.

Comment J-24

Notwithstanding the fact that the police department will rely upon the engineering department for analysis of traffic, there still needs to be consideration given to the fact that even the best engineered roadways will occasionally require some human traffic direction. The developers should consider paying for additional police officers to direct traffic as may be needed during peak shopping times. Traffic patterns must be thoroughly analyzed to ascertain the amount and placement of traffic posts during times of greatest need.

(Memorandum from City of Yonkers Police Commissioner, dated 11/18/2005)

Response J-24

Please see Response A-123.