

August 2, 2011

**TUCKAHOE PLANNING BOARD
SPECIAL MEETING
TUCKAHOE VILLAGE HALL – 7:30pm**

Present: Chairperson Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Melba Caliano
Commissioner Antonio Leo
Commissioner Tim Miller
Commissioner Clare Gorman
Commissioner Sandy Reyes-Guerra

Absent: Commissioner Raymond Nerenberg

Also in Attendance:

John Cavallaro Village Attorney
Bill Williams Building Inspector
Frank Fish Village Consultant

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Glenmark Properties

Chairwoman Ciaramella noted that this meeting was to hear input from the Tuckahoe Fire Chief Michael Grogan concerning the SEQR determination for this project.

Frank Fish addressed the Board first and stated that there are three separate issues here. The SEQR issue is one that the Chief does not usually comment on. The site plan review, which comes after the SEQR determination, is the stage where he does offer his input on. The third issue involves compliance with state code, and building and fire code, which he communicates with the Building Inspector with, until approval is granted. The fact that this development is quite big, the Chairwoman requested that the Fire Chief state as to whether there is adequate equipment and manpower to handle this project. These questions are site specific. This Board is only at the initial stage, which is environmental review for SEQR determination.

Fire Chief Michael Grogan stated that he reviewed the tape from the last meeting. He also stated that he does not usually offer his input during this phase. He noted that the EMS and Fire Dept. would be able to handle the additional load, but they are already stretched thin.

Commissioner Caliano asked if there was adequate staffing to handle this project.

Chief Grogan noted that the department is stretched thin. If this individual project has the proper fire protection in place such as fire sprinklers working efficiently and if the water main in that area meets the flow standards, the fire department will manage. The flow volume will be addressed during the site plan review. The overhead wires may need to be buried so the ladders can access the windows. There is no access to the rear of the building, only the front.

Chairwoman Ciaramella indicated that it was her understanding that the request for a letter from the Chief was requested months ago.

Chief Grogan stated that he was never asked for input. If he were asked, he would have been more than happy to provide his input. As far as impact, there will always be an impact to the department when buildings are added to the Village. More residents will produce more alarms. Commercial space has less of an impact as it is not occupied 24 hours a day. The department does have enough equipment and manpower, but it is limited. One more project could not be blamed, but there will be a need for additional firefighters in the future. The average is 3500 runs per year with 1500 EMS related. If the population is older, the probability is that it may produce additional calls. He further commented that it is not the individual project but rather the effect is cumulative. The number of units, 129, is more kitchens, more chance for accidents, more living space, and more chance for alarms. It is a compounding effect.

Commissioner Fang asked if the specific project were built to code would it require a change to the staff.

Chief Grogan stated -No, every project in the Village is adding to the already stretched thin department. He added that there is a mutual aid process whereas other departments come to assist when it is necessary. The Garth Road complex has an automatic assistance set up.

Commissioner Caliano asked what he meant by cumulative.

Chief Grogan noted that when the Village adds to an already dense Village, it puts a strain on the department. The buildings and kitchen were not there before. An additional 5%, on top of 5%, on top of 5% adds to our load. Our equipment can handle the height of the building. It is just that the chance of calls will add up.

Commissioner Caliano asked if there were an optimal number of people per square mile.

Chief Grogan stated No—the structures today are built to better code with sprinklers etc. The optimal would be to add more firefighters on duty, but he stated that understood the tax implications.

Commissioner Reyes-Guerra asked if the number of units in this project would put a burden on the response time.

Chief Grogan stated that the time response would not be affected. The only case would be if there were multiple calls. The more units there are, the more difficult to do the job, as it increases the number of people that need assistance.

Mr. Fish added that the Part II of the EAF that was submitted on June 28, 2011 noted that there would be a small to moderate impact to the Police and Fire Depts. If the Board determines a negative declaration the applicant would not have to complete a full EAF, but if the Board determines a positive declaration, the applicant would have to submit a full EAF. It was his opinion that there is no major impact in terms of SEQR. There will be site plan issues that the Fire Chief will address. The fire code issues will be worked out between Mr. Williams and Chief Grogan.

Chairwoman Ciaramella noted that there was a 5-day period for residents to gather the information and review the letters from each of the departments. The 5-day period will be granted once again for the residents to review the information put forth by the Fire Chief. This Board does not meet in August, therefore, the application will be put off until September.

Commissioner Caliano motioned to adjourn the meeting until the regular meeting in September. Commissioner Reyes-Guerra seconded the motion.

Discussion: Mr. Null stated that he appreciated that the Board scheduled a meeting in August for the applicant, however, if the Board puts this off until September, it will be very difficult for the applicant to secure financing. There is a significant burden to secure financing during these economic times.

Bill Williams, Building Inspector added that some residents have called his office and stated that they will pick up all the letters from all the departments once the Fire Chief spoke.

Mr. Raffiani stated that the Fire Chief found no issues regarding SEQR. At this point whatever the residents say, it will not change the Fire Chief's statements.

Mr. Null added that the public's response cannot possibly bring it to a level of a positive declaration.

Upon roll call, motion to not meet until September was denied with a vote of 4 -3 .

8:10pm--- Commissioner Fang motioned to adjourn the meeting for 10 minutes for the Board members to agree on a date to hold a special meeting in August for this applicant. Motion was seconded by Commissioner Gorman and carried unanimously.

8:22pm---Chairwoman Ciaramella motioned to reopen the meeting, was seconded by Commissioner Caliano and carried unanimously by the Board.

Commissioner Gorman motioned that the Board will hold a special meeting on August 31, 2011 to vote on the SEQR determination for Glenmark Properties. Commissioner Leo seconded the motion and was carried with a vote of 7 – 0.

Chairwoman Ciaramella motioned to allow 5 days for the residents to share their comments regarding the information put forth by the Fire Dept., Police Dept., Dolph Rotfeld Engineering, Tax Assessor and DPW. Send all comments to the Building Department. Motion was seconded by Commissioner Caliano and carried with a vote of 7 – 0.

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.