

Memo

To: Village Board: Mayor and Trustees
Cc: Village Attorney, Building Inspector, Planning Board
From: Bob Galvin, AICP - Village Planner
Date: 9/8/2017
Re: TZ Vista – Review of Police/Emergency Services Comments – Planning Board
SEQRA/Site Plan Review

During the course of the Planning Board's SEQRA and Site Plan Review, the Board circulated the application to fire, police and emergency ambulance services. The Board typically reviews site plans with the fire department and Nyack Community Ambulance basically in relation to state codes.

Nyack Ambulance Corps

The elevators will comply with NYS Building Code requirements for elevator car size.

Nyack Fire Department

Fire Chief was satisfied with egress from parking garages, smoke related venting of parking garages, sprinkler standpipes in parking garages, placement of fire hydrants, truck turnaround at north end of access road, weight bearing capacity and stability of access road, elevation of access road. Hydrant on Main Street will be reinstated.

Revised site plans show revised truck turnaround, two additional means of egress from garages, an additional hydrant proposed at access road and an engineered access road along the waterfront with unencumbered 26' fire access road.

Orangetown Police Department Fire

In the case of the Orangetown Police Department (OPD), the Village spends \$2.3 million in addition to its \$6 million general revenue budget. This is a significant portion of the Village's total revenue budget (28% of the Village's total revenue). The Project's fiscal impacts were viewed as part of the Planning Board's SEQRA review. It is anticipated that there will be additional revenue generated for the OPD operations throughout the Village while maintaining the same percentage of general revenue.

Design including lighting, public visibility of public space and activity levels can have a positive effect on improved security and smart policing. With this in mind, the Planning Board requested specific site comments from OPD. The Building Inspector met with the OPD leadership team and reviewed the TZ Vista site plans. OPD's comments were provided to the Planning Board which specifically reviewed related site issues and requested that TZ Vista address. The Planning Board then reviewed and is in the process of incorporating relevant site design recommendations into the TZ Vista site plans.

The relevant site plan issues reviewed by the Planning Board included the following:

1) *Describe the lighting plan and its coverage.*

Applicant's Lighting plan has been provided to the OPD. Proposed lights are Dark-Sky compliant. Light source is shielded within the light enclosure and the light is directed downward, rather than providing general glow. None of the lights are flood lights.

Planning Board – incorporated into site plans.

2) *Security Cameras*

There are no plans to install security cameras at this time.

3) *Separation of the public walk areas from the private areas.*

At the waterfront, each townhouse has lawn area in front of it. Patios are elevated approximately 2' above the lawns and public walkways, with stone retaining walls at the edge of the patios. At the garage roof, green roofs will be higher than the public walkway, with approximately a 6" curb between the two surfaces. Revised plans show wider main access stairway from the intersection of Main Street and Water Street. The entry seating wall with the name of "Public Park" on the wall. Wider public sidewalk proposed to be 8'. Alternate paving design at the intersection of Main Street and Water Street.

Planning Board – incorporated into revised site plans

4) *Are Rip-Rap areas open for the public?*

TZ Vista proposes to dedicate the area containing Rip-Rap and planted slopes to the public. TZ Vista has no specific opinion on the use of Rip-Rap, but we observed that Rip-Rap is regularly used by fishermen. TZ Vista is proposing to offer the Village Board with the waterfront area from a distance in front of the townhouses extending past the rip rap and including the underwater lands out to the area near the end of the Clermont Pier.

Village Board responsibility as part of special permit to develop agreement.

5) *Waterfront hours of operation.*

Public areas will be open on the same schedule as other parks in the Village. Signs will be posted to this effect. No barriers are proposed at this time to close-off the park, but if requested, movable barriers can be provided.

Village Board responsibility as part of special permit to set hours of operation.

6) *How will unauthorized vehicles be kept of the river walk?*

Goal is to make the Riverwalk as accessible as possible to the pedestrians and hence Applicant has minimized obstructions to access. Entry to the Riverwalk is from the proposed stairway off of the intersection of Main and Water Streets. Furthermore, the river walk needs to be made accessible to emergency vehicles. A separate emergency access driveway is provided surfaced with grass-crete, the appearance of which clearly discourages vehicular traffic. Signs will be posted allowing access to only the emergency vehicles. Finally, at the entrance to the Riverwalk itself, the applicant can install bollards that would retract for emergency vehicles. The technology will be coordinated with the emergency providers.

Planning Board responsibility - *Signs and bollards should be incorporated into site plan.*

7) *The north staircase appears to have numerous turns and elevation changes which cause a visibility issue and creates policing challenges. Plans to address or mitigate this possible problem area.*

This stairway was designed in response to the Village Zoning Code requirements and the requests from the Architectural Review Board. Stairway will be lit with recessed wall lighting which will improve safety.

Planning Board – incorporated into revised site plans

8) *Placement of emergency phones in the garage, public walkways, and the river walk?*

There is no such plan at this time.

Village Board can require as part of the special permit