

PROJECT NEED AND HISTORY

The Nanuet Fire District currently owns a firehouse, which is located at 3/5/7 Prospect Street, Town of Clarkstown, County of Rockland, State of New York.

Since 2004, the Commissioners of the District have focused on development of a long-term solution to the serious inadequacies of an aged building that has outlived its useful life. Specifically, there are 15 reasons why the building can no longer support fire service needs:

1. The building does not have adequate floor area to accommodate fire trucks, equipment and circulation space.
2. The heights of the existing overhead doors and apparatus bay ceilings are too low.
3. Not only are many of the spaces too small; they are also inefficiently arranged due to the sequential expansion of the firehouse over the past 49 years. **This can adversely affect emergency response times**
4. The first floor level of the 1989 addition does not align with the westerly and southerly structures. The first floor level of the easterly most structure (the former post office) does not align with any of the other first floor levels, nor are there any means of interior passage between the easterly most structure and the remaining firehouse.
5. The structures do not have adequate means of safe egress with regard to quantities, paths of travel, fire ratings and other miscellaneous (but important) features.
6. The firehouse is plagued with code and health and safety deficiencies.
7. Mechanical and electrical systems are old, antiquated, sub-standard and energy inefficient.
8. With little or no insulation, the building envelope is energy inefficient and facilitates infiltration.
9. Some of the structural members are wood (combustible).
10. The firehouse does not have an elevator, nor does it include any provisions for the physically disabled.
11. Various areas of the building contain asbestos and lead-based paint.
12. Because the overhead doors open directly onto Prospect Street (without any setback) all exterior truck maneuvering and parking must occur in the public thoroughfare. Such an arrangement creates traffic hazards and reduces visibility for firefighters, other drivers and pedestrians.
13. The interior of the building and site experience significant regular flooding during major storm events, with 12-inches or more of standing water in the firehouse, creating unsafe conditions for firefighters and impacting response. It has also damaged building contents. The long-term affects have resulted in mold growth and the deterioration of wood and other organic building components.
14. Some load-bearing walls, slabs and other building elements have settled, rotated and cracked due to poor soil conditions, which will continue.
15. Soil and groundwater contamination exists.

ACQUIRING A NEW SITE

For more than a decade various approaches were explored to construct additions, make renovations, perform alterations, and even replace the existing facility with new a firehouse on the same site. Among other things, any such endeavor would require the District and Company to temporarily relocate their operations to another site for almost 2 years while waiting for demolition and construction to be completed on the Prospect Street site. Such concepts have been determined to be expensive, risky and a hindrance to the emergency services provided by the District and the Company. When presented with the respective challenges and risks, the general public reinforced the Board of Fire Commissioner's hesitancy for redeveloping on the Prospect Street site and encouraged the Board to reconsider alternative sites for a new firehouse.

For more than seven years the Board of Fire Commissioners searched for alternative sites for the construction of a permanent firehouse, both during and after the explorations of reconstructing on the Prospect Street site. The only suitable site found was at 29-31 Old Middletown Road. The Board of Fire Commissioners approached the owner of the Old Middletown Road Site several years ago and inquired as to his interest in selling the property. At that time the owner did not have any interest in selling the property. However, when he was re-approached by the District in August of 2011, he was favorable to the concept.

A conceptual site plan was prepared, which not only demonstrated sufficiency, but also illustrated that the site would provide more space and more flexibility than the Prospect Street site. A comparative analysis between development of the Old Middletown Road Site and development of the Prospect Street site demonstrated significant advantages for the Middletown Road Site, especially because it isn't subject to frequent and regular flooding; did not have any known soil problems; would be less expensive to develop (including the costs to mitigate anticipated environmental conditions); would provide for off-street parking; has space for future expansion; and wouldn't require a costly temporary firehouse.

Additional due diligence for the site included Phase I and Phase II Environmental Site Assessments. Such assessments disclosed an underground storage tank, buried debris, and low levels of petroleum related compounds in isolated soils and groundwater. However, it was determined that such conditions could be managed and mitigated in accordance with regulatory requirements during the construction phase at a reasonable expense.

In light of the above, the District signed a contract for the purchase of the Old Middletown Road property. The requisite Negative Declaration (pursuant to SEQRA) was issued by the Board of Fire Commissioners for the acquisition of the property on July 10, 2012. The Schematic Design Phase was approved on July 16, 2012 and District legally acquired the site on September 12, 2012 using cash reserves and no financing. Through this action, the community now owns an appropriate site for development of a new firehouse.

NEXT STEPS

The District is finalizing the budget and financing plan for the new building.

The District is finalizing all statutory requirements to prepare itself for a community referendum.

The District expects to hold the referendum for the community to approve funding within 6 months.

The District will embark upon a complete communication plan to ensure residents are fully informed.