

Saccardi & Schiff, Inc.

MEETING SUMMARY

Planning and
Development
Consultants

DATE: Wednesday 2, November 2005

ATTENDEES: Chief Michael P. Grogan, Town of Eastchester FD
Captain John Santacroce, Fire Prevention Bureau, Town of
Eastchester Fire Department
Vincent Pici, PE, Village of Bronxville Engineer
Robert Paley, WCI Communities
John Sullivan, AIA, Sullivan Architecture
Nina Peek, AICP, Saccardi & Schiff, Inc.

RE: Kensington Bronxville – Town of Eastchester Fire
Department Concerns

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A meeting was held, specifically in response to a 10.24.05 letter sent by Chief Grogan regarding a lack of coordination between the Applicant and the Fire Department regarding the project. More generally, the meeting was held to discuss fire safety issues, requirements and concerns regarding the proposed site plan for the Kensington.

As noted at the start of the meeting, the DEIS addresses more global environmental issues resulting from the Proposed Action. Letters were sent to the Eastchester Fire Department regarding the project, and project representatives had previously spoken to the Town of Eastchester Fire Department to gain information about the Fire Department facilities and services and minor comment on the project. More detailed input from the Town of Eastchester Fire Department regarding design issues will be sought throughout the Site Plan Review process.

In terms of the DEIS, while the public comment period has been closed, the FEIS will include reference to this meeting and issues raised by the Town of Eastchester FD and will reflect any changes or additions made to DEIS text based on review and comment by the Town of Eastchester Fire Department.

This memorandum provides a summary of the discussion at today's meeting.

Roadway Improvements

1. Intersection of Kensington/Sagamore

Presently, fire trucks come up Sagamore and turn right onto Kensington Road to serve upper Kensington. The 48 foot ladder trucks can make this turn, however, any proposed changes to the geometry of this intersection should be reviewed by Chief Grogan.

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David B. Schiff, AICP, PP

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2. During Construction

While there will be construction equipment in the street, and at times portions of Kensington Road would need to be closed for utility connections, etc. – the project team assured the FD that the project does not plan to completely close Kensington Road during construction. A Construction Management Plan will be prepared for the project – and will be reviewed by the Town of Eastchester Fire Department.

Chief Grogan noted that the Bronxville Police Department does a good job of informing the FD of any temporary road closures.

Secondary Egress from One Pondfield Road

Secondary egress from One Pondfield Road will be maintained in its present location at the rear of the building. A 25 foot wide landscaped area at the southern end of the project site will insure that this egress (on the second story of One Pondfield Road) will remain unobstructed.

Parking Garage

1. Access/egress- Vehicular access and egress to the below grade parking structure will be via one entrance at the south end of the project site. This entrance will be open (no doors).
2. Pedestrian access to the public level of the parking garage (upper level) will be provided at the south end (next to the vehicular entrance), on the western end of the plaza (leading to the Metro North NB platform) and at the northern end of the site.
3. Pedestrian access to the private level of the parking garage (for Kensington residents) will be via two stairs/elevators - one in each building – which will enter into the interior building space.
4. The parking garage will have a continuous ventilation system. It has not yet been determined whether the west facing façade (toward the Metro North railroad tracks) will be open air or closed. This decision will be made with planning board input. In either case, the parking garage will be fully ventilated.
5. Chief Grogan noted that fire trucks, ladders would not require access into the parking garage – but standpipes would be required at several locations within the parking garage, on each garage level. Hose packs are typically approximately 100-150 feet – and as such, standpipes would be located accordingly to assure adequate spacing. John Sullivan will work with the Town of Eastchester Fire Department to determine the locations of standpipes.

Other Access

1. The proposed plaza in between the buildings will sit atop a concrete deck, which will be able to support the weight of a ladder truck.
2. The plaza area will be large enough for fire trucks to enter and provide service to both the north and south buildings

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Proposed Building Design- Although a lot of these items have not yet been determined, design issues were raised with regard to fire safety and access. The project team will meet with the Town of Eastchester Fire Department throughout the site planning process to gather input on design considerations. Topics discussed included:

1. Chief Grogan noted his preference for the two-four story buildings.
2. The Chief and Captain Santacroce emphasized the importance of maintaining some flat portion of the roofs (on both buildings).
3. Although still undecided, each building may have a separate mechanical room located in the lower garage.
4. The buildings, units, parking garage, and means of egress will be fully sprinklered.
5. Building Materials – Although the DEIS notes that the “minimum” requirements will be met for fire safety codes, the proposed building construction will likely well exceed minimum thresholds. Although the building materials for the project have not yet been decided, they will most likely not be wood frame (Type 5) but more likely steel frame or poured in place concrete (Types 1 and 2).
6. A stairway for fire access may be located somewhere in the plaza area.

Other Issues

1. The Applicant should verify that there is adequate water supply and pressure for fire service. The system is old and Chief Grogan noted that most recently completed buildings have put in fire pumps to assure adequate water pressure.
2. Issue raised at Public Hearing #3 regarding Fire Department access to the project site from the Metro North Railroad (west side) of the building. The project team noted that there would be no separate entrances to the units on the west (MNR) side of the buildings. All units would be entered from the Kensington Road side of building. The FD indicated that a fire would be approached from Kensington Road, supplemented by approaches from the plaza area where a dry standpipe could be provided on the west side of the plaza to allow fire hose hookups. In addition, at the north end of the project site – adjacent to the Metro North railroad access right of way, Fire Department personnel could gain access in an emergency to the rear of the proposed building.
3. Fire Department connections will be submitted to the Eastchester Fire Department for Final Approvals.

As noted, moving forward both WCI Communities and John Sullivan will continue to meet with and coordinate project design with the Town of Eastchester Fire Department to assure that all fire safety concerns are addressed.

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