

EASTCHESTER FIRE DEPARTMENT
FIRE PREVENTION BUREAU

255 MAIN STREET
EASTCHESTER, NY 10709
(914)723-2784
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Bronxville Building Department
200 Pondfield Rd
Bronxville N.Y. 10708

Attention: Mr. Vincent Pici

RE: 55 Palmer Avenue
Lawrence Hospital Cancer Center
Planning Board Application

December 12, 2011

A review of the plans for the proposed Cancer Center at Lawrence Hospital was conducted on November 2, 2011 with a representative from the Chazen Companies. All of the Eastchester Fire Department's concerns from that review have been addressed in the attached letter from the Chazen Companies. The only clarification in regards to the proposal is that the Eastchester Fire Department considers it a necessity that the structure be equipped throughout with a sprinkler system, standpipe system, and fire alarm system because of the life safety issues in an occupancy of this type. In addition if any changes are made to the proposal except those included in the attached letter please notify this office so the plans can be reviewed a second time. If you have any questions please do not hesitate to contact me.



Thomas Pintavalle (Lieutenant)
Fire Prevention Officer

November 4, 2011

Lieutenant Thomas Pintavalle
Eastchester Fire Department
255 Main Street
Eastchester, NY 10709

*Re: Lawrence Hospital Fire Department Review
Job # 80150.00*

Dear Lt. Pintavalle:

On November 2, 2011, Lieutenant Tom Pintavalle of the Eastchester Fire Department and George Cronk, P.E. of the Chazen Companies met to review and discuss the proposed Lawrence Hospital Cancer Center and Operating Room Relocation project. The plan set is dated August, 2011. Below is a summary of the meeting's main points.

Comments relative during the Planning Board review;

1. As per Fire Code Section Appendix D (D105.1) of the 2010 NYS Fire code, the building addition is over 30 ft in elevation and will require access by an aerial truck. The Eastchester Fire Department is looking for access to the proposed addition from Pondfield West Road. Therefore no overhead wires, etc. can be in the vicinity. Further, there can be no significant trees in the same area. The final set of plans should remove the 3 Red Oak trees proposed between the sidewalk and curb. Additionally, there are 2 Pin Oak and 3 White Pine trees that should not be placed in the area. Shrubs/bushes should be maintained to be a maximum height of 8 feet.
2. A parapet is proposed for both the roof garden and mechanical room. In the event that the height of the parapet changes, the Fire Department should be asked to review the modification.
3. The fire connection (near the emergency exit of the proposed addition on Pondfield) is an acceptable location. The fire connection will need to include sprinkler and standpipe connections.
4. A sign will need to be placed at the fire connection. Additionally, a second sign will need to be placed between the curb and sidewalk. Both signs need to be white with red lettering. The signs should read "Fire Department Connection".
5. There should be no significant landscaping between the fire connection and the street line. Small shrubs are acceptable. Small shrubs are considered up to 24-inch in height.

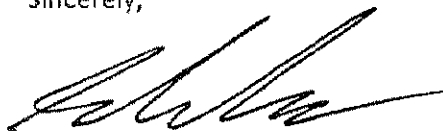
6. There should be a 5 ft wide concrete pad at the fire connection.
7. All fire connections in the Eastchester Fire Department need to be Siamese 2-1/2" diameter Double New York Corp. style. Do NOT install NFPA standard thread or 3" diameter.
8. A knox box needs to be installed. Location will be determined by the Fire Department during building department review.
9. Plans do not need to be re-reviewed by the Fire Department during the planning review process, assuming the above mentioned items can be addressed.

Summary of discussion for future Building Department submission;

1. Review of the NYS Fire Code section 1008.1.8.6 will provide information relative to delayed egress locks. The Fire Department considers doors requiring access badges, etc. a delayed egress lock.
2. When it is appropriate to submit plans to the Building Department, the Building Department should request the Fire Department to review the fire alarm, sprinkler system & sizing, and standpipe & sizing.
3. Due to the size and complexity of the proposed project, The Eastchester Fire Department requires a 3rd party review of the plans submitted to the Building Department. The Applicant will be responsible for payment of the 3rd party review.

Should you have any questions, feel free to contact me at (845) 486-1569.

Sincerely,



George Cronk, III, P.E.
Project Manager

gc

cc: Timothy Fecker, AIA Lilibridge Healthcare Services
Timothy Hues, Lawrence Hospital
Kathy Zilantis, Siverberg Zilantis, LLP