

# **C.T. Male Report 1/10/2007**

## **Land Use Analysis & Assessment Report**

### **1.0 INTRODUCTION**

The purpose of the analysis and assessment was to reasonably identify and recognized current and anticipated future land use conditions that may have an impact upon the equipment, personnel and services provided by the Fairview Fire District.

### **2.0 ANALYSIS OF SITE CONTEXT**

#### **2.1 Area Description**

4.58 square miles

#### **2.2 Current Land Use & Transportation Patterns**

Table 1 – Land Use Profile within the Fairview Fire District

<b>Type of land Use</b>	<b>Frequency</b>	<b>Percentage</b>
Residential	1732	81%
Vacant Land	235	11%
Commercial	94	4.3%
Recreational	9	.4%
Community Services	45	2.1%
Industrial	8	.3%
Public Services	14	.6%
Public Parks & Land	1	.1%
<b>Totals</b>	<b>2138</b>	<b>99.8%</b>

#### **2.3 Regional & Local Demographic Profile**

#### **2.4 Summary**

- Direct and continual line of communication with County, Town planners in order to keep abreast of any and all new developments
- Create an official “District Map” to track and analyze current and future call data and statistics
- Establish open lines of communication with tax-exempt properties
  - o Inform them of their annual use of services
  - o Seek alternative ways to offset costs of services
- Establish methods for seeking new sources of revenue such as grants and Legislative Member items

### **3.0 PLANNING & ZONING ANALYSIS**

#### **3.1 Town of Poughkeepsie Planning & Zoning Regulations**

#### **3.2 Town of Hyde Park Planning & Zoning Regulations**

#### **3.3 Analysis of Local Municipal Road and Parking Requirements & Standards**

#### **3.4 Analysis of NYS Fire Code Standards & Local Code Standards**

ISO Rating 3/9

Class 3 rating applies to all commercial buildings that are within 600 ft of a public hydrant and within 3 miles of the fire station.

Class 9 rating applies to all other areas of the district that are beyond 1000 ft of a public fire hydrant and still within 5 miles road distance of the responding fire station.<sup>1</sup>

### **3.5 Summary**

The potential for substantial residential, commercial, and industrial growth is not only possible, but highly probable

- 2200 – 2800 new units possible

Consider petitioning Poughkeepsie & Hyde Park to create a special fire district overlay zone requiring mandatory consideration of fire and EMS...<sup>2</sup>

## **4.0 FUTURE LAND USE DEVELOPMENT ANALYSIS**

### **4.1 Existing and Proposed Cultural Resource Impacting Land Use**

Approximately 30 major tax-exempt entities within the Fire District

- Almost 73% of the total taxable properties
- Generate almost 42% of alarms
- Decline in number of alarms suspected to be due to the number of vacant/abandoned buildings<sup>3</sup>

### **4.2 Proposed New Development**

### **4.3 Summary**

From the data provided it is evident that the District must continue to maintain, equip, and staff the present fire station.<sup>4</sup>

Possible sub station to the Northwest (long term)

New or renovated buildings should have sprinkler protection

Review/update mutual aid agreements<sup>5</sup>

## **5.0 CONCLUSIONS & RECOMMENDATIONS**

There is an immediate need to commence action on the District's behalf to begin to make decisions relating to the allocation of the District's limited resources, as well as the upgrade of those resources.

An analysis of the local land use codes and ordinances reveals a major deficiency in the incorporation of basic fire and EMS services considerations in the land use approval process of both Hyde Park and Poughkeepsie. Accordingly, the District must begin to assert its issues and concerns in relation to all local developmental matters that come before both communities on a continual basis.

By expressing their fire safety and EMS issues and concerns early in the development of any project, the District can ensure that its long range community safety goals are met with little or no impact to the District tax payers.

## **FIGURES**

**Figure 1: Fairview Fire District Location Map**

- Figure 2: Fairview Fire House – Aerial Location Map**
- Figure 3: Tax Exempt Property Map**
- Figure 4: Fire Flow Locations & Distance Map**
- Figure 5: Land Use Map**
- Figure 6: PDCTC 2006 Major Projects Map**
- Figure 7: Town of Hyde Park Zoning Map**
- Figure 8: Town of Hyde Park Comprehensive Plan Concept Map**
- Figure 9: Town of Poughkeepsie Existing Land Use Map**
- Figure 10: Town of Poughkeepsie Centers & Greenspace Plan Map**
- Figure 11: Response/Call Location Map**
- Figure 12: Recommendation Implementation Matrix**

## **APPENDICES**

- APPENDIX A: Listing of Tax Exempt Properties**
- APPENDIX B: St. Andrews Village Concept Renderings**
- APPENDIX C: Hudson Heritage Concept Plan**

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<sup>1</sup> Pg 28

<sup>2</sup> Pg 31

<sup>3</sup> Pg 34

<sup>4</sup> Pg 45

<sup>5</sup> Pg 46