



TUXEDO JOINT FIRE DISTRICT

BOX 782
TOWN OF TUXEDO
TUXEDO PARK, NEW YORK 10987

November 20, 2009

The Town of Tuxedo
One Temple Drive
Tuxedo, NY 10987

ATTN: Mr. Peter M. Dolan – Supervisor
Ms. Lisa Spivak – Deputy Supervisor
Mr. Daniel Castricone – Councilman
Mr. Gary Phelps – Councilman
Mr. Thomas Darling – Councilman

Re: Proposed Amendments to the Tuxedo Reserve Development

Dear Honorable Supervisor and Councilpersons,

On behalf of the Board of Fire Commissioners of the Tuxedo Joint Fire District, I am writing to comment on the proposed amendments that Tuxedo Reserve has made, or may be making to its special permit. Our comments are focused on the process by which Tuxedo Reserve communicates any changes that have a potential impact on our future operations as fire companies responding to fire calls within the proposed Development. Our objective is to ensure compliance with New York State Fire Code regulations as well as the safety of the volunteer firefighters and the operation of our trucks, in addition to the safety of the residents of Town and the development as well as understanding the potential financial impact to taxpayers of such proposals. Specifically, we ask that the Town Board not vote on any proposals until such time as the Board of Fire Commissioners has had the opportunity to meet with representatives of Tuxedo Reserve to hear the latest changes and final proposals which impact the above and we have affirmatively concurred with them.

Representatives of Tuxedo Reserve have met with the Board of Fire Commissioners on several occasions over the past few years to describe various roadway issues such as turnarounds and street widths, hydrant, curbing and building height considerations and sought our input as to any concerns and suggestions we had with respect to those design matters. On at least one instance, Tuxedo Reserve followed up the meeting with a letter describing its proposed revisions resulting from our discussions and asked us to confirm our approval of those changes. We welcome this interaction to ensure the safety of all residents of the Town.

There is at least one change proposed by Tuxedo Reserve which we provided our comments of concern to which we have not yet received any response for consideration. Since this important safety shortcoming was identified in our last discussion with Tuxedo Reserve on December 1, 2008, we believe it is very reasonable to expect them to bring forward a proposal to remedy that problem now and prior to your vote on the proposed amendments.

Specifically, Tuxedo Reserve was proposing that the maximum building height of multi-family buildings in the Commons be measured at 52 feet from the base of the building to the midpoint of the eave and ridge of the roof. The issue we discussed was whether firefighters would be able to gain access to the roofs of such buildings to execute Venting Operations. Venting Operations are critical to the overall Fire Suppression Strategy. We determined that given the distance of the road to the structures, the proposed height of the buildings and the maximum height of the ladder on our extendable ladder truck, we simply would not be able to reach the roofs with our equipment. We did the trigonometry at the meeting, and it was apparent to the representative from Tuxedo Reserve, the Fire Commissioners and Fire Chiefs that revisions to the height proposals were necessary. We are still waiting to hear back from Tuxedo Reserve on this issue.

We understand that Tuxedo Reserve may have had further changes to their proposed plan since they last met with us in December, 2008. Any such changes will need to be reviewed and agreed with the Board of Fire Commissioners.

Our understanding was that Tuxedo Reserve had requested to attend our meeting on August 6, 2009, and we were anticipating meeting with representatives at that time. However, no one from Tuxedo Reserve appeared at that meeting as planned, nor have we heard from them as to why they did not appear. Moreover, we have not received any request from them to re-schedule a meeting to consider the above-referenced open matter and any other proposed changes they may be considering.

Again, we ask that the Town Board not vote on any proposals until such time as the Board of Fire Commissioners has had the opportunity to meet with representatives of Tuxedo Reserve to hear the latest changes and proposals which impact the above and we have affirmatively concurred with them. Moreover, we suggest that you make this step mandatory as part of a responsible process to ensure the safety of our residents.

Sincerely Yours,



Charles Jones
Chairman
Board of Fire Commissioners
Tuxedo Joint Fire District

Copy to: Board of Fire Commissioners