
From: Michael Nowicki <ecolsol@aol.com>
Sent: Friday, November 1, 2024 12:13 PM
To: Justin Ferrazzano <justin.ferrazzano@collierseng.com>
Subject: Fw: Neelytown road site

This Message originated outside your organization.

I think I sent you this email before confirming from Mike Fraatz that no DEC wets on site

----- Forwarded Message -----

From: Fraatz, Michael R (DEC) <michael.fraatz@dec.ny.gov>
To: Michael Nowicki <ecolsol@aol.com>; Kevin Jamieson <KJamieson@maserconsulting.com>
Sent: Thursday, February 4, 2021 at 12:08:15 PM EST
Subject: RE: Neelytown road site

Mike & Kevin,

I checked our files for wetland jurisdiction on the lot you both sent me off Neelytown Rd. DEC wetland MB-3 is on the South side of Neelytown but does not appear to extend on to the North side. If that wetland comes up to Neelytown Rd,

the project site MAY include portions of the 100' adjacent area. If that is the case, an Article 24 permit would be required for work within 100' of that wetland. Thanks.


Michael Fraatz

Biologist, Bureau of Ecosystem Health

New York State Department of Environmental Conservation

21 S. Putt Corners Rd, New Paltz, NY 12561

P: (845) 256-3057 | michael.fraatz@dec.ny.gov

www.dec.ny.gov |  |  | 



From: Michael Nowicki <ecolsol@aol.com>
Sent: Thursday, January 28, 2021 12:14 PM
To: Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>
Subject: Neelytown road site

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hey Mike

I got asked to go delineate site on 63 acres - Neelytown Road - Pete had flagged in 2010 but they want updated - see attached - want to make sure no DEC jurisdiction of this wetland - some checkzone etc.


thanks Mike

To: Kristin Russell <kristin.russell@colliersengineering.com>
Subject: Re: impact assessment of new development

This message originated from outside your organization

Good morning, Kristin. The Town of Montgomery Police Department consists of one chief, five sergeants, eight full time police officers and 25 part time police officers. Based on the size of the project compared to similar facilities in the town I would estimate an increase of 20 to 25 calls for service per year. These would include property damage accidents with the trucks, employee disputes, medical emergencies, etc. If there is anything else I can help with please let me know.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office
845-803-9043 Cell

 blue line flag

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From: Kristin Russell <kristin.russell@colliersengineering.com>
Sent: Sunday, March 6, 2022 2:15 PM
To: John Hank <jhank@townofmontgomery.com>
Subject: impact assessment of new development

Chief Hank,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. I have attached both an aerial photo of this location as well as a one-page site plan so that you can get your bearings. The first warehouse will be 214,000 square feet in size and have 50 employees. The second warehouse will be 564,570 square feet in size and have 138 employees.

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. What is the size of your existing police force (number of full time officers, part time officers, and chiefs (I assume only one chief – you?).
2. Based on the project size as I explained above, would you anticipate any notable increase in the need for police service?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Kristin Russell, PP, AICP

Project Manager | Planning

kristin.russell@colliersengineering.com

Main: 877 627 3772 | Direct: 973 810 5977 | Mobile: 201 527 8305

400 Valley Road Suite 304 | Mt. Arlington, New Jersey 07856



colliersengineering.com



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From: Kyle Shorette <kyle2gunsshorette@gmail.com>
Sent: Wednesday, March 23, 2022 10:30 AM
To: Kristin Russell
Subject: Re: ambulance capacity for new warehouse in Montgomery, NY
Attachments: Beaver Dam Rd. Response Letter.doc

This message originated from outside your organization

Attached is a letter that I hope answers all your questions, if you need anything else, please let me know.

Thank you,

Kyle J. Shorette, President
Walden Ambulance Corp. d/b/a
Town of Montgomery Ambulance
Cell # (845) 234-0968
Work # (845) 713-4788

On Sat, Mar 12, 2022 at 7:20 PM Kristin Russell <kristin.russell@colliersengineering.com> wrote:

Hello! Following up on my email of last week. Is there someone in particular I need to speak with to address the questions below to satisfy the Town's requirements?

Kristin Russell, PP, AICP

Project Manager | Planning

Mt. Arlington, New Jersey

kristin.russell@colliersengineering.com

Main: 877 627 3772 | Direct: 973 810 5977 | Mobile: 201 527 8305

colliersengineering.com

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From: Kristin Russell
Sent: Sunday, March 6, 2022 2:38 PM
To: president@montgomeryambulance.org
Subject: ambulance capacity for new warehouse in Montgomery, NY

Dear Ambulance Corps,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. (Lot 36-1-33 and Lot 33-1-91) I have attached both an aerial photo of this location as well as a one-page site plan so that you can get your bearings. The first warehouse will be 214,000 square feet in size and have 50 employees. The second warehouse will be 564,570 square feet in size and have 138 employees.

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. I see on your website that your organization is made up of 18 staff, 8 elected officers, and 34 volunteers. Does this remain accurate?
2. Based on the project size described above, would you be able to accommodate any potential need for ambulance service for routine hospital transport?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Kristin Russell, PP, AICP

Project Manager | Planning

kristin.russell@colliersengineering.com

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Bergmann has joined Colliers Engineering & Design

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From: John Hank <jhank@townofmontgomery.com>
Sent: Friday, December 2, 2022 12:30 PM
To: Kristin Russell
Subject: Re: impact assessment of new development

This message originated from outside your organization

I looked into how much we respond to similar sized facilities and a more correct estimate would be 75 to 100 calls for service per year.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office
845-803-9043 Cell



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From: Kristin Russell <Kristin.Russell@collierseng.com>
Sent: Monday, November 21, 2022 4:23 PM
To: John Hank <jhank@townofmontgomery.com>
Subject: RE: impact assessment of new development

Sorry, I sent that prior email with misinformation. The proposed new warehouse employee count, across 3 shifts, is 900. Please consider the impact that 900 employees, over 3 shifts, would have on the police force.

Thank you,

Kristin J. Russell, PP, AICP
Project Manager | Planning
Mt. Arlington, New Jersey
kristin.russell@collierseng.com
Main: 877 627 3772 | Direct: 973 810 5977 | Mobile: 201 527 8305
colliersengineering.com

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From: Kristin Russell
Sent: Monday, November 21, 2022 1:28 PM
To: John Hank <jhank@townofmontgomery.com>
Subject: RE: impact assessment of new development

Hello Chief Hank,

Earlier this year you provided me with information on the Montgomery Police Department as my client, a warehouse developer, sought to add two new warehouses between Neeleytown Road and Beaver Dam Road near Rt. 84. The information you provided was very helpful.

Over the past several months, the developer has decided to add a third warehouse on the same site. (Plans attached for your reference, if interested.) This would increase the employee workforce from approximately 188 to roughly 240.

In your email of March 7, you estimated that a facility of the prior size would generate 20-25 calls per year. With this added building, can you give me a new estimate?

Additionally, in March you indicated that the Police Department consists of one chief, 5 sergeants, 8 FT officers, and 25 PT officers. Is that still accurate?

Thank you in advance, and wishing you a nice Thanksgiving,

Kristin J. Russell, PP, AICP

Project Manager | Planning

Mt. Arlington, New Jersey

kristin.russell@collierseng.com

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From: John Hank <jhank@townofmontgomery.com>
Sent: Monday, March 7, 2022 9:52 AM
To: Kristin Russell <kristin.russell@colliersengineering.com>
Subject: Re: impact assessment of new development

This message originated from outside your organization

Good morning, Kristin. The Town of Montgomery Police Department consists of one chief, five sergeants, eight full time police officers and 25 part time police officers. Based on the size of the project compared to similar facilities in the town I would estimate an increase of 20 to 25 calls for service per year. These would include property damage accidents with the trucks, employee disputes, medical emergencies, etc. If there is anything else I can help with please let me know.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office
845-803-9043 Cell



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From: Kristin Russell <kristin.russell@colliersengineering.com>
Sent: Sunday, March 6, 2022 2:15 PM
To: John Hank <jhank@townofmontgomery.com>
Subject: impact assessment of new development

Chief Hank,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. I have attached both an aerial photo of this location as well as a one-page site plan so that you can get your bearings. The first warehouse will be 214,000 square feet in size and have 50 employees. The second warehouse will be 564,570 square feet in size and have 138 employees.

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. What is the size of your existing police force (number of full time officers, part time officers, and chiefs (I assume only one chief – you?).
2. Based on the project size as I explained above, would you anticipate any notable increase in the need for police service?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Kristin Russell, PP, AICP

Project Manager | Planning

kristin.russell@colliersengineering.com

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From: Jacqueline Fernandez
Sent: Thursday, October 31, 2024 11:03 AM
To: maybrookcommissioners@libertybiz.rr.com
Subject: Capacity of Fire Dept. for New Warehouse in Town of Montgomery
Attachments: 240905_Site Plan.pdf; aerial screenshot of site for emails.PNG

Hello Maybrook Fire Department,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. (Lot 36-1-33 and Lot 33-1-91). The first warehouse will be 850,000 square feet in size and the second warehouse will be 278,270 square feet. There will be a total of 898 employees on site. I have attached both an aerial photo of this location as well as a one-page site plan so that you can get your bearings

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. I see on your website that your organization is made up of 74+ volunteers and 10 officers. Does this remain accurate?
2. Based on the project size described above, how would this project impact your need for personnel, equipment, or capital needs?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Best,

Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning

jacqueline.fernandez@collierseng.com

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From: Jacqueline Fernandez
Sent: Wednesday, October 30, 2024 1:50 PM
To: president@montgomeryambulance.org
Subject: RE: Capacity of Ambulance Service for New Warehouse Development
Attachments: 240905_Site Plan.pdf

I forgot to attach the site plan to aid in your assessment!
Please see attached.

Thanks,

Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning
Mt. Arlington, New Jersey

Colliers Engineering & Design

jacqueline.fernandez@collierseng.com

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From: Jacqueline Fernandez
Sent: Wednesday, October 30, 2024 12:37 PM
To: president@montgomeryambulance.org
Subject: Capacity of Ambulance Service for New Warehouse Development

Hello Montgomery Ambulance,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. (Lot 36-1-33 and Lot 33-1-91). The first warehouse will be 850,000 square feet in size and the second warehouse will be 278,270 square feet. There will be a total of 898 employees on site.

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. I see on your website that your organization is made up of 18 staff, 8 elected officers, and 34 volunteers. Does this remain accurate?
2. Based on the project size described above, would you be able to accommodate any potential need for ambulance services for routine hospital transport ?
3. How would this project impact your need for personnel, equipment, or capital needs?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Best,
Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning

jacqueline.fernandez@collierseng.com

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From: John Hank <jhank@townofmontgomery.com>
Sent: Thursday, October 31, 2024 11:30 AM
To: Jacqueline Fernandez
Subject: Re: Capacity of Police Dept. for New Warehouse in Montgomery NY

This Message originated outside your organization.

Based on what we respond to in similar facilities we would expect alarm calls, property damage vehicle accidents, medical emergencies and disputes.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office
845-803-9043 Cell



The Mission of the Town of Montgomery Police Department is to provide the citizens of the Town of Montgomery with a safe, secure, and tranquil environment in which to learn, grow, work, and live. This is accomplished by partnering and collaborating with the community, by providing service in a professional, courteous manner, and by affording dignity and respect to all individuals.

From: Jacqueline Fernandez <Jacqueline.Fernandez@collierseng.com>
Sent: Thursday, October 31, 2024 10:42 AM
To: John Hank <jhank@townofmontgomery.com>
Subject: RE: Capacity of Police Dept. for New Warehouse in Montgomery NY

Thank you Chief.

And final question, what would the anticipated nature of these calls based on the project?

Best,
Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning

Mt. Arlington, New Jersey

Colliers Engineering & Design

jacqueline.fernandez@collierseng.com

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From: John Hank <jhank@townofmontgomery.com>

Sent: Thursday, October 31, 2024 10:16 AM

To: Jacqueline Fernandez <Jacqueline.Fernandez@collierseng.com>

Subject: Re: Capacity of Police Dept. for New Warehouse in Montgomery NY

This Message originated outside your organization.

We will be able to accommodate the increase in calls.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office
845-803-9043 Cell



The Mission of the Town of Montgomery Police Department is to provide the citizens of the Town of Montgomery with a safe, secure, and tranquil environment in which to learn, grow, work, and live. This is accomplished by

partnering and collaborating with the community, by providing service in a professional, courteous manner, and by affording dignity and respect to all individuals.

From: Jacqueline Fernandez <Jacqueline.Fernandez@collierseng.com>
Sent: Thursday, October 31, 2024 10:14 AM
To: John Hank <jhank@townofmontgomery.com>
Subject: RE: Capacity of Police Dept. for New Warehouse in Montgomery NY

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Thank you Chief!

Just to clarify, would the increase in calls result in any additional personnel or capital needs? Or would the existing force be able to accommodate the additional 100 calls per year?

Best,

Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning
Mt. Arlington, New Jersey

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From: John Hank <jhank@townofmontgomery.com>
Sent: Thursday, October 31, 2024 8:46 AM
To: Jacqueline Fernandez <Jacqueline.Fernandez@collierseng.com>
Subject: Re: Capacity of Police Dept. for New Warehouse in Montgomery NY

This Message originated outside your organization.

We are 10 full time officers, 27 part time officers, 1 full time detective, 4 full time sergeants, 1 full time lieutenant and 1 full time chief.

We would expect an average of 100 calls for service a year from a facility of that size.

John Hank
Chief of Police
Town of Montgomery Police
845-457-9211 Office



The Mission of the Town of Montgomery Police Department is to provide the citizens of the Town of Montgomery with a safe, secure, and tranquil environment in which to learn, grow, work, and live. This is accomplished by partnering and collaborating with the community, by providing service in a professional, courteous manner, and by affording dignity and respect to all individuals.

From: Jacqueline Fernandez <Jacqueline.Fernandez@collierseng.com>

Sent: Wednesday, October 30, 2024 12:48 PM

To: John Hank <jhank@townofmontgomery.com>

Subject: Capacity of Police Dept. for New Warehouse in Montgomery NY

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Hello Chief John Hank,

I am writing to you on behalf of a warehouse developer, as required by the Town of Montgomery.

The developer is looking to build two new warehouses between Neelytown Road and Beaver Dam Road adjoining Rt. 84. (Lot 36-1-33 and Lot 33-1-91). The first warehouse will be 850,000 square feet in size and the second warehouse will be 278,270 square feet. There will be a total of 898 employees on site.

In order for the Town to consider a project of this scale and understand its potential impacts on the community, we are required to speak to various community agencies to solicit your feedback.

Specifically, I need to know the following:

1. Based on the information we have, I see that your organization is made up of 8 full-time police officers, 25 part-time police officers, 5 sergeants and 1 chief. Does this remain accurate?
2. Based on the project size described above, how would this project impact your need for personnel, equipment, or capital needs?

Thank you in advance for your response to this inquiry. I'm happy to discuss or answer any questions that you may have.

Best,

Jackie Fernandez

Jacqueline Fernandez, AICP

Project Planner | Planning

jacqueline.fernandez@collierseng.com

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From: Justin Ferrazzano
Sent: Wednesday, November 6, 2024 1:59 AM
To: brian.a.orzel@usace.army.mil
Cc: Justin Wagner; ecolsol@aol.com
Subject: PCN - NWP #39 Neelytown Park - Town of Montgomery

Good morning Brian,

I am reaching out on behalf of our client regarding the referenced Project located in the Town of Montgomery, Orange County, New York. Michael Nowicki submitted our PCN for authorization under the 2021

Nationwide Permit 39 via email on September 22, 2024 – as this was a Sunday we are considering Monday, September 23rd as “Day 1”. We were notified that you were assigned as the reviewer for this project. We have not received an application number or any correspondence from your office since our submission.

As stated in General Condition 32(a) of the NWP Program, the USACOE must determine if our PCN is complete within 30 calendar days of receipt. As stated in General Condition 32(a)(2), if 45 calendar days have passed since the Corps’ receipt of the complete PCN and written approval has not been received, the proposed activity may begin. Because we did not hear from the USACOE within 30 days that our application was not complete, we assume it is considered a complete application. Because we submitted a complete PCN 45 days ago, and we have documented the project’s “no effect” to federally listed threatened or endangered species and the project’s “no effect” to cultural resources, it is our understanding that our proposed work can proceed without written authorization.

Please feel free to give me a call if you would like to discuss.

Thank you,

Justin Ferrazzano

Senior Project Manager | Associate | Civil/Site

justin.ferrazzano@collierseng.com

Direct: 201 775 1281 | Cell: 973 204 2633 | Main: 877 627 3772

300 Tice Boulevard Suite 101 | Woodcliff Lake, New Jersey 07677



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**Walden Ambulance Corp. dba
Town of Montgomery Ambulance**
Post Office Box 25
22 South Montgomery Street
Walden, N.Y. 12586-0025
(845) 713-4788

RE: Town of Montgomery - Lot 36-1-33 and Lot 33-1-91 Development

To Ms. Kristin Russell, PP, AICP:

This memo is in response to your request for the impact on emergency medical services with regards to the proposed warehouse development on Lots 36-1-33 and 33-1-91 in the Town of Montgomery. The services available to the proposed project by the Town of Montgomery Ambulance Corp. are as follows:

EMERGENCY MEDICAL SERVICES IN THE TOWN OF MONTGOMERY

Starting in January 2023, the Town of Montgomery will implement an Ambulance Tax District, which will create a taxpayer funded revenue stream for emergency medical services. In March 2022, the Town of Montgomery employed a consulting service, Emergency Management Services, LLC of Latham, NY, to lead this initiative and an RFP (request for proposals) process for emergency medical services in the Town. For further information about this initiative and its impact to local emergency medical services, contact the supervisor's office (mhurlburt@townofmontgomery.com and bmaher@townofmontgomery.com).

OVERVIEW

The Town of Montgomery Ambulance is a 501c(3) organization providing emergency medical services in Town of Montgomery which encompasses the villages of Maybrook, Montgomery, and Walden (51 square miles). The Corp is comprised of 12 FTEs (full time equivalents) career personnel and 20 volunteers that are certified in **basic life support**. The Ambulance Corp has a leadership team of 7 volunteer trustees that comprise an executive board and 1 part-time employed financial manager.

The Ambulance Corp operates out of two main stations:

- The **main station** is located at 22 S Montgomery Street, Walden, NY and is approximately 7 miles from the closest point of the proposed project.
- The **substation** is located at 2200 State Route 208, Montgomery, NY and is approximately 4 miles from the closest point of the proposed project. This location is not staffed.

SERVICES

The Town of Montgomery Ambulance operates one ambulance, providing **basic life support**, 24 hours a day/7 days a week. This primary staffed ambulance responds from the **main station** in Walden, NY. Based on availability, volunteer personnel operate a secondary ambulance, either out of the **main station** or **substation**. These volunteers respond to calls from home, when



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available. The response time from either station to the proposed project site is 15-20 minutes depending on traffic conditions and the availability of an ambulance.

If staff and/or volunteers are responding to another call in the district, and no ambulances are available, 911 operators send out a request for “mutual aid” to ambulance corps in neighboring towns, the closest being The Town of Walkkill Ambulance Corp. Response time from companies providing “mutual aid” is typically 30-60 minutes.

The Town of Montgomery Ambulance **does not provide advanced life support or employ paramedics**. Advanced life support services are currently provided by Mobile Life Support Services, Inc. and the Town of Montgomery Ambulance does not contract with or have a formal relationship with this service.

CALL VOLUME

The call volume for the Town of Montgomery and incorporated villages is 2,500 calls per year, which are primarily covered by career personnel that respond from the main station in Walden. The call volume is approximately broken down into the following categories:

- Commercial 20 percent
- Residential 60 percent
- Other 20 percent (i.e highway/roadway)

HOSPITALS

The Town of Montgomery Ambulance primarily transports to two local area hospitals:




- Garnet Health Medical Center 707 E Main Street, Middletown, NY 10940
- St Luke’s Medical Center 70 Dubois Street, Newburgh, NY 12550

Should you have further questions please feel free to contact me at

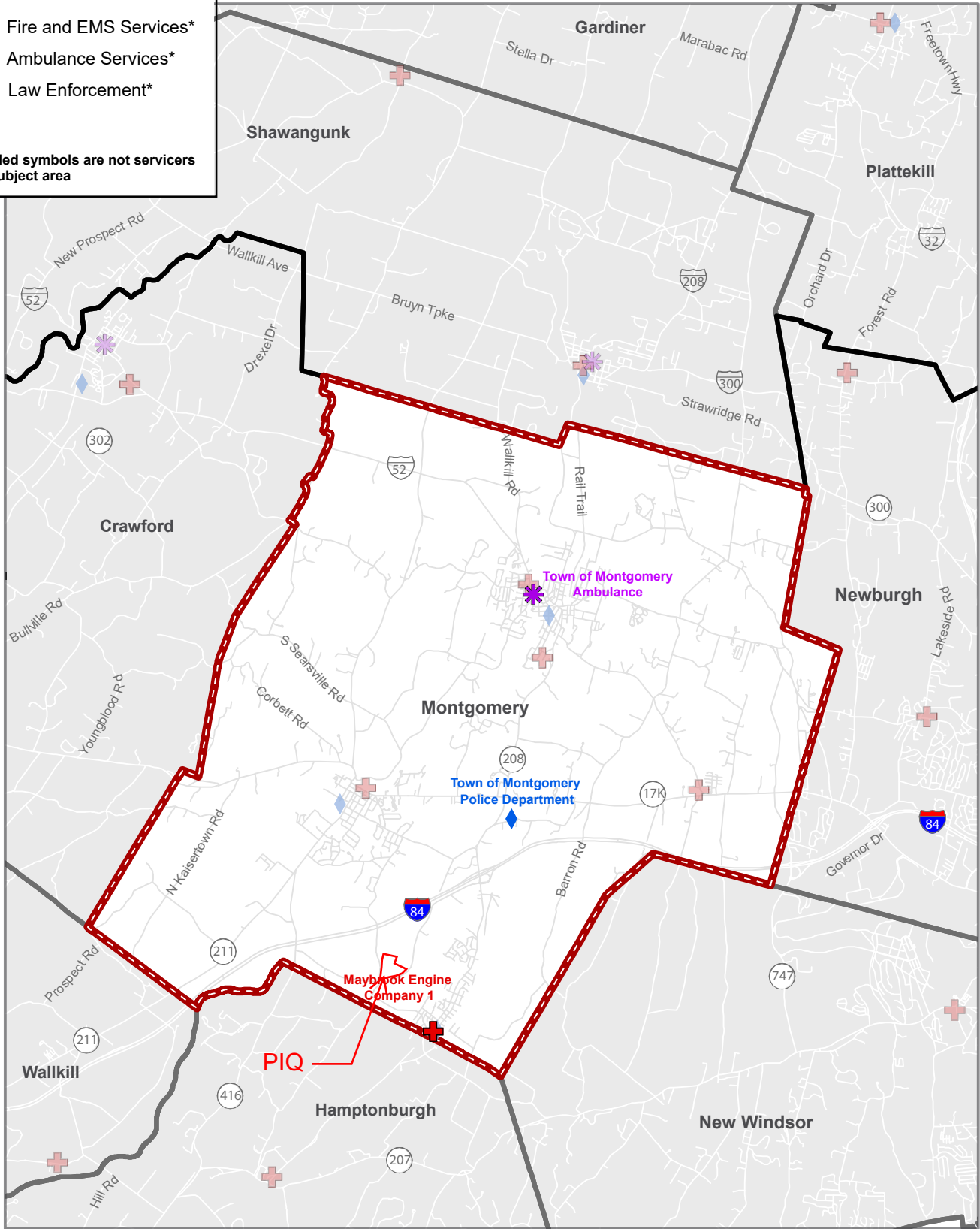
Sincerely,

Eric Shorette
Captain

Legend

-  Fire and EMS Services*
-  Ambulance Services*
-  Law Enforcement*

*The faded symbols are not servicers of the subject area



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0 7,750 15,500 Feet

1 inch = 9,720 feet




Emergency Services Locations

Town of Montgomery
Orange County, New York

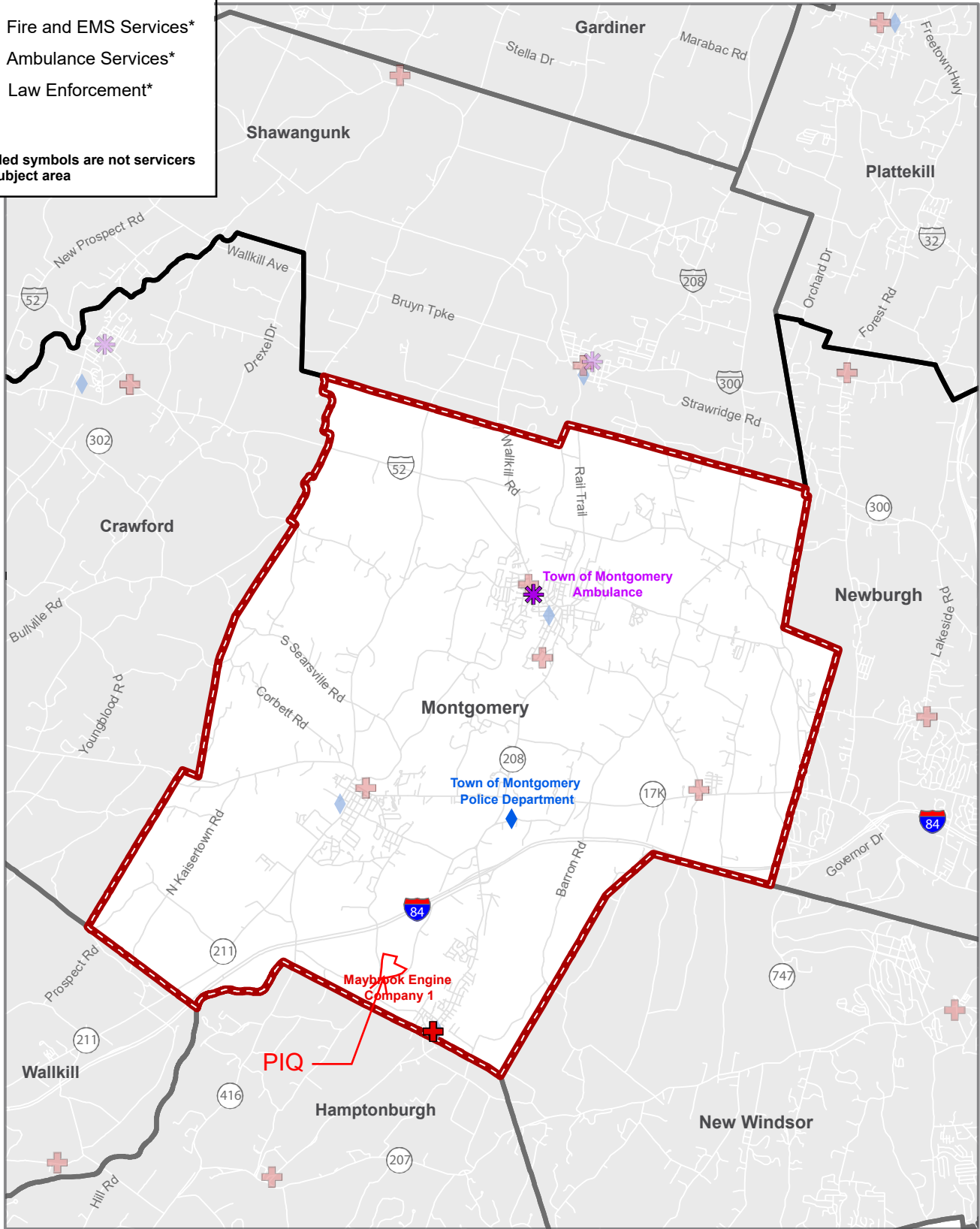


February 2024

Legend

-  Fire and EMS Services*
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Emergency Services Locations

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Orange County, New York



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