

PHILIP A. AMICONE  
MAYOR

EDMUND HARTNETT  
COMMISSIONER



POLICE DEPARTMENT  
CITY OF YONKERS

ROBERT W. CACACE  
JUSTICE CENTER  
104 SOUTH BROADWAY  
YONKERS, N.Y. 10701-4007  
(914) 377-7200

Aug. 4, 2008

Mr. Joseph Apicella  
Executive Project Director  
Cappelli Enterprises, Inc.  
115 Stevens Ave.  
Valhalla, NY 10595

Dear Mr. Apicella:

The City of Yonkers Police Department has had an opportunity to more thoroughly and extensively review the proposed internal security program proposed by the Applicant, including details on manpower, operations, internal security systems, command center and sub-station. As a result of this more in-depth analysis, the Police Department has revised the projected impacts on police needs for services.

We anticipate the need to add ten additional police officers and two police sergeants to service the Proposed Action. The additional personnel identified by the Police Department would have an anticipated annual cost of approximately \$1,304,328. Additional equipment which includes a marked radio car, mobile car radio, and a 3-wheeled vehicle will cost \$51,905. Costs the first year are estimated at being \$1,356,233.

It is noted that the other anticipated expenses such as those related to ball park events would be paid for by the Applicant, or the operator of the ball park, and would not be an expense incurred by the City of Yonkers. As noted in Section III.I of this FEIS, the anticipated taxes, fees and other income generated by the Proposed Action still far exceed anticipated costs as revised.

We believe the project will be a stabilizing factor in the surrounding areas and neighborhoods. As Phase I develops, the Police Department will continually reassess its impact on police services and work with the developer to mitigate any unforeseen negative impacts and take advantage of opportunities for improved police services as they develop.

As recommended by the Police Department, SFC proposed in the final DEIS dated March 18, 2008 that they will "provide 1,200 square feet of space for a police 'substation' at River Park Center" and that private security will augment police service for "special events (e.g., minor league ball games)." This was originally recommended for two reasons: to handle the increase in calls for service associated with the increase in residents and visitors and to encourage visitors to patronize the new entertainment and retail facilities by providing a significant and highly visible police presence.

The Police Department recommends that a total of 10 bicycle, foot, and 3-wheeled vehicle patrol officers be assigned to this substation to patrol the retail and parking areas in and around RPC. This substation should be manned during the day and evening business hours. The substation should consist of at least two rooms. The main room would have large windows visually open to the public. An inner room should be located behind this room and could house kitchen and bathroom facilities and perhaps a small holding pen for prisoners. It should also have a secure equipment storage closet. One of the 5 officers on each tour should be assigned to be in or within visual range of the substation at all times while the other officers are free to patrol wherever they are needed in and around RPC. These officers will engage in foot, bicycle, and three-wheeled vehicle patrol. Since the substation will not be manned on a 24 hour basis, an emergency phone must be placed on the outside of the substation with a direct line to the Department's Dispatch Center for the public to use in case of a police or fire emergency.

A sergeant should be assigned to the RPC substation on the Day and Early Tours. This sergeant would also supervise traffic posts needed for games and special events held at the stadium.

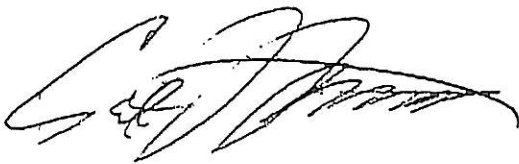
Estimated costs:

<b>Recommendation 1: Substation</b>			
Police Officer	\$ 102,597	10	\$1,025,970
Sergeant	\$ 139,179	2	\$ 278,358
Marked radio car	\$ 27,709	1	\$ 27,709
mobile car radio	\$ 3,196	1	\$ 3,196
3-wheeled vehicle	\$ 21,000	1	\$ 21,000
		<b>Total</b>	<b>\$1,356,233</b>

#### **Extended Long-term Costs**

The costs listed above are only for the first year of operation. The following table illustrates what the costs of these recommendations could be over the first five years, assuming that personnel costs will increase about 4% per year:

<b>Total Estimated Cost First Five Years:</b>	<b>\$7,064,661</b>
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Edmund Hartnett  
Police Commissioner

cc: Philip Amicone  
William Regan  
Chuck Lesnick