

Your firehouse is in critical condition!



Modern fire apparatus barely fit through firehouse bay doors that were built in the early 1970s for smaller rigs of that era.



Firehouse foundation concrete is cracking and leaking, leading to structural issues and interior leaks.



The firehouse roof leaks following heavy rains or snow storms, shown by this recent picture as the snow from the last two storms melted on the roof.



Dangerously limited space between firetrucks and nearby equipment storage and gear racks create hazards for responding volunteers.

Open up to learn more.

**Valley Cottage
Engine Co. No. 1**
20 Lake Road
Valley Cottage, NY 10989



**Valley Cottage
Engine Co. No. 1**

**20 Lake Road
Valley Cottage, NY 10989**



PRESORT STD
US POSTAGE
PAID
MONSEY, NY
PERMIT #9009

Valley Cottage Fire District Looks to Upgrade to a New Firehouse

Residents invited to tour 49 year-old firehouse and view informational displays

The Valley Cottage Volunteer Fire Department has served its community since 1914, providing critical 24/7 emergency service to all residents in a very cost-effective way. Currently, our volunteers operate from a firehouse that has been maintained but minimally updated since its construction in 1972. The structure lacks modern equipment, code required updates and adequate design for proper functionality. In reality, the firehouse is very much at the end of its useful life and in need of replacement based on a structural investigation which concluded that a major upgrade would actually be wasteful.

Areas of concern include:

- Inadequate building size - more room is needed for modern gear and apparatus.
- No designated area for decontamination after an emergency response - Recently the need for decontamination spaces and showers became urgent as studies show cancer in firefighters is rising across the country.
- Failed and insufficient infrastructure - There are major leaks, structural cracks, and failing sections of the concrete foundation. The building also lacks sufficient or code compliant

training areas and a reliable generator back up system in case of a power failure.

- The firehouse lacks a fire sprinkler system, which is now required in modern structures. This leaves significant and very valuable apparatus and equipment at risk in the event of a fire.
- The current building would need several costly upgrades to effectively continue serving the community; new roof and HVAC system, substantial additions & alterations to create space for OSHA and life safety training requirements and an upgraded emergency generator system.

As residents of the Valley Cottage community, our volunteer firefighters take pride in aiding their friends, families, and neighbors. We would like to invite residents of Valley Cottage to tour the firehouse and see first-hand the state of the current facility and view conditions in need of improvement.

Where Do We Go From Here?

The ultimate goal is to provide the dedicated men and women of the Fire Department with an appropriate facility that can safely, effectively and efficiently serve our community and our firefighters for generations to come.

The Fire District commissioned a study by engineers and architects of both the current firehouse and the needs of a 21st century fire department. The analysis found that the cost to expand, repair and upgrade the current outdated facility would almost equal the cost of a new firehouse while being less efficient in terms of space utilization and firematic operations.

The cost of the new firehouse has been determined to be \$16.0 million. The Fire District has accumulated \$3.8 million in capital reserve funds to put towards this project, but will need an additional \$12.2 million bond to complete the project. The cost of the 30-year bond will be \$1.58 per \$1,000 of assessed valuation. As an example, a home valued at \$437,000 with an assessed valuation of 130,000, the tax increase would be approximately \$205.78 per year (\$0.56 per day).

Open House Public Informational Meeting and Bond Vote

There will be an open house informational meeting regarding the proposed new firehouse project held on Thursday March 18, 2021 from 7:00 pm to 9:00 pm at the firehouse, located at 20 Lake Road. Fire District representatives, department officers and architects will be present to answer any questions you may have.

A bond vote has been scheduled for Tuesday March 30, 2021 from 6:00 pm to 9:00 pm at the Valley Cottage Firehouse.



Rendering of the proposed new Valley Cottage firehouse