

Q. Why can't you renovate the current firehouse? What will happen to it if the Fire Department moves?

We are land-locked in the Bedford Village Historic District, on a 1/3 acre lot that is already mostly built on. We do not have room here to build an adequate station for our current operations, let alone future operations.

- The firehouse is historic, as are the Bedford Free Library, the Lounsbury (Horse Connection) Building, and the Post Office, which wraps around the Lounsbury building and flanks our left rear. The main issue is width, both of our building and our access to the street. We can't / don't want to tear down either the Library or the Post Office!
- The alley to our parking lot belongs to the Historical Society, which leases it to the Post Office. Mail trucks often block our access in or out, and although some people say we could re-orient the Post Office's loading dock, we don't own it, and re-orienting it would eliminate the parking area for the mail delivery trucks. The Historic Society, a wonderful partner to us for decades, has stated publicly and in a letter printed in the Record Review that re-orienting the Post Office loading dock is not an option.
- The walkway between the firehouse and the library belongs to the Historical Society. Our stairway from the front to the second floor is not even on our property.
- The property directly behind us belongs to the Presbyterian Church. They graciously let us use some of their land for storage, drills, and events. However, their land is not for sale.
- If we were to build out our entire lot, we'd lose what little parking we have behind the firehouse for the library and postal workers and the first responders. Every time we have to park on the Green, if we can find a spot, we take a space from a customer of local business.
- Various ideas and plans were explored to expand, including acquiring more land to the rear and towards Court Road. The Town of Bedford recommended we look at alternative sites due to the antique infrastructure in the historic district and the known soil conditions around the Green.
- By modern safety standards, our truck floor should not be configured as 2 bays: safe clearance here is for one line of trucks only.
- If we were to expand this station and bring it up to code, it would not be able to contain even the equipment we already have packed in.

Any significant renovation to this building would trigger Section 1600 of the NYS Building Code, and while we might "get away" with not complying with some codes, we would have to meet most of them and the cost would be significant.

- This building was finished in 1929 with an addition in 1957. It is not compliant with a litany of codes and regulations, including those associated with:
 - PESH (NYS workplace safety)
 - ADA (Americans with Disabilities Act)
 - NYS Building Code for Essential Facilities
 - FEMA (FA168)
 - NFPA (National Fire Protection Association)
 - NYSDEC (NYS Dept. of Environmental Conservation)
 - NYCDEP (NYC Dept. of Environmental Protection, applicable because Bedford is in the NYC watershed)
 - WCDOH (Westchester County Dept. of Health)
- Addressing these regulatory issues, besides being costly, would result in even less space for our operations.
- Renovating this location would require the building of temporary headquarters for operations. Where? What would that add to the cost?
- **Addressing these changes, in this location, in the professional opinion of our architecture and engineering teams from all stages of this project, would not only be costly, time-consuming and disruptive to the local businesses, but would ultimately result in a building that would be a fraction of the facility we need to adequately serve the needs of the community now and for the next 50-75 years.**

WHAT WILL HAPPEN TO THE CURRENT FIREHOUSE?

Fully-owned by the Bedford Village Fire District, the building is a taxpayer asset. If we move, it will be sold and proceeds will be used in keeping with our mission to provide fire and emergency medical services to the community. We have already been approached by several prospective buyers who appreciate, as we do, the historic value of the building – and we plan to intently market the building if/when the community approves the BVFD’s proposal to construct a new building at the property the District owns on Old Post Road.

We anticipate whomever purchases the site will do so because they honor both its history and appearance. While change is never easy, we are excited to imagine what a new owner might do with this unique property to further enhance our historic downtown.