

# Memo

To: Jay Samuelson, PE  
From: Douglas R. Nadeau, MSFPE, PE, CFPS  
CC:  
Date: 12/18/2020  
Re: Real Deal Management, Inc. - 230 Neelytown Road, Town of Hamptonburgh NY  
Code Analysis of Fire Access Roads

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RAN Fire Protection Engineering, PC has performed a code analysis of the 230 Neelytown Road site in the Town of Hamptonburgh, NY site plans dated September 14, 2020. The intent of the code analysis was to develop a professional opinion on the fire apparatus access roads to the proposed site.

The site at 230 Neelytown Road has two proposed fire apparatus access roads. The intent of the roads is to provide the fire department with multiple options for site access to perform emergency response procedures. The approval of site access is based on site-specific requirements which have been verified to be acceptable to the code enforcement official.

The fire protection engineering professional opinion was based on the review of the following information:

1. November 3, 2020 letter from David K. Gordon to Town of Hamptonburgh Planning Board
2. Memo 1 dated 2.-26-2020 from Town of Hamptonburgh Building Department to Chairman Crawford McCloud, Planning Board
3. Memo dated June 3, 2020 from Town of Hamptonburgh Building Department to Planning Board
4. November 1, 2020 letter from L. Kathi Pitts for Windfall Farms to Mr. Crawford McCloud, Chairman & Planning Board
5. Landscaping Plans by Esposito & Associates dated 11/17/20
6. Site Plans by Engineering & Surveying Properties dated 11/18/2020
7. Realty Subdivision Plan by Engineering & Surveying Properties dated 10/20/2020
8. Response to Comments – November 5, 2020 Public Hearing Comments & Written Comments Received before 11/17/2020 Town of Hamptonburgh Planning Board, RDM Warehouses – 230 Neelytown Road, Hamptonburgh
9. Applicable sections of the 2020 Fire Code of New York State

The requirement for two fire apparatus access roads is mandated by the 2020 Fire Code of New York State Appendix D which states:

**D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross *building area* of more than 62,000 square feet shall be provided with two separate and *approved* fire apparatus access roads.

It is important to note that the code section above requires the roads to be approved, which is defined by the Fire Code as “acceptable to the fire code official”. The two access roads have been approved by the Town of Hamptonburgh Code Enforcement Official and documented by the Building Department based on their June 3, 2020 Memo.

The separation requirement for the roads is based on the aforementioned approval. Separation of the two access roads can be based on the review of the International Fire Code and Commentary associated with Section D104 of Appendix D which states:

*This concept is similar to the one dealing with the remoteness of exists in Section 1007.1.1. One of the primary reasons for the multiple access roads is to ensure that if one access road is blocked or otherwise unavailable, another will allow access to the fire department. Therefore, when more than one access road is required, they need to be separated by enough distance to avoid a situation where both would be blocked or unavailable simply because they are too close to one another.*

The Fire Code requires that two access roads be provided for 230 Neelytown Road to be approved by Code Enforcement Official. The commentary provided by the International Fire Code supports the intent of the requirement behind road separation. It is the objective of the Fire Code to allow the Code Enforcement Official to use their discretion, knowledge of the fire department apparatus, and anticipated standard operating procedures to determine what are deemed *approved* fire apparatus access roads.

Based on the review of the provided information regarding the site access roads and applying the Fire Code of New York State to the site specific circumstances of 230 Neelytown Road, it is my opinion as a Licensed Professional Engineer with a Master's Degree in Fire Protection Engineering that the proposed access roads meet and/or exceed the intent of the Fire Code of New York State. This professional opinion is based on the following facts:

1. The closest responding fire department is approximately 2.25 miles from the site. The fire department has the ability to arrive at the site approximately 6 minutes after rollout.
2. The fire department could approach the proposed access roads from the North and/or South if required. This allows an independent approach to each proposed access road.
3. The proposed access roads will provide two independent fire apparatus attack routes to the buildings on the site.
4. The proposed access roads have a separation of approximately 300 +/- feet. This access is considered remote in that a single event would not block both roads.
5. Review of the site plan by the Building Department confirms agreement with the Fire Code.