

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

BELGIUM COLD SPRINGS FIRE DISTRICT

The Board of Fire Commissioners of the Belgium Cold Springs Fire District will hold a public hearing on Monday, March 23, 2026 at 6:00 P.M. at Belgium Cold Springs Fire Department Station #1 at 7920 River Road Baldwinsville, NY, to bring before and listen to the public comments of the residents of the said Fire District on the whether the Board of Fire Commissioners should approve the following resolution:

RESOLUTION OF THE BOARD OF FIRE COMMISSIONERS OF THE BELGIUM COLD SPRINGS FIRE DISTRICT, TOWN OF LYSANDER, COUNTY OF ONONDAGA, STATE OF NEW YORK (THE "DISTRICT"), AUTHORIZING THE CREATION OF MULTIPLE SEPARATE TAX ZONE(S) WITHIN THE FIRE DISTRICT FOR THE PRIMARY PURPOSE OF FUNDING THE PURCHASE, MAINTENANCE AND OPERATION OF SPECIALIZED FIRE APAPRATUS AND RELATED EQUIPMENT, AND SUPPORT STAFFING RESOURCES, AND SPECIALIZED TRAINING OF PERSONNEL NECESSARY FOR PROTECTION OF MULTIPLE FAMILY RESIDENTIAL PROPERTIES, AND APARTMENT COMPLEXES, AND COMMERCIAL STRUCTURES WITHIN THE TAX ZONES.

PLEASE TAKE FURTHER NOTICE that a copy of the tax parcels included within the district is on file in the town clerk's office of the Town of Lysander and with the fire district secretary for public inspection.

This hearing is held in accordance with Section 176 (11-c) of Town Law.

By order of the Board of Fire Commissioners.

Amy Speech,
Fire District Secretary

Special Tax Zones (STZs) for High-Density / High-Risk Properties Belgium Cold Springs Fire District

Purpose

To establish Special Tax Zones for high-density residential, mixed-use, and large commercial occupancies within the Belgium Cold Springs Fire District to better align fire protection funding with risk, service demand, and community consequence.

Why Special Tax Zones?

High-density and commercial properties function as “risk multipliers.” These occupancies concentrate people, property value, and hazard in ways that:

- Increase call volume and service demand
- Require larger initial alarm assignments
- Drive the need for specialized apparatus (aerials, higher fire flow, extended operations)
- Carry significantly higher life safety and displacement consequences when incidents occur

Without a differentiated funding mechanism, these higher-risk properties are effectively subsidized by lower-risk residential taxpayers.

Operational Reality (What These Buildings Require)

Incidents in multi-family and large commercial structures within BCSFD typically require:

- More firefighters on the first alarm to complete critical tasks (search, fire attack, ventilation, water supply, RIT)
- Aerial capability and increased fire flow
- Longer incident durations and greater mutual aid utilization
- Increased training, pre-incident planning, and inspection workload

These realities translate directly into higher lifecycle costs for apparatus, training, and staffing.

Alignment With Standards & Best Practices

- Risk-Based Planning (NFPA 1730; CFAI/CPSE): Best practice is to assess community risk and align resources to that risk.
- Staffing & Response Expectations (NFPA 1710/1720): Higher-risk occupancies require greater initial staffing and capability.

- Building Profile Drives Capability (NFPA 1 / IFC; ISO FSRS): Dense and complex occupancies carry higher inherent risk.
- Growth Should Not Dilute Service Levels (CFAI/CPSE): Fire protection capacity should scale with community growth.

Fairness & Fiscal Responsibility

- Ensures cost responsibility is proportionate to risk and service demand
- Prevents dilution of service levels for single-family residential taxpayers
- Helps stabilize funding for specialized capabilities required by high-risk occupancies
- Protects long-term operational readiness as development continues within Belgium Cold Springs Fire District.

Bottom Line

Special Tax Zones are not punitive—they are a practical, risk-based funding mechanism consistent with national fire service best practices. They ensure that as density and complexity increase within Belgium Cold Springs Fire District, the resources required to protect lives and property keep pace without shifting disproportionate costs onto lower-risk residential taxpayers.

References & Best-Practice Frameworks

- NFPA 1730 – Community risk assessment and alignment of prevention/protection resources to identified risk.
- NFPA 1710 – Staffing and response performance objectives for higher-risk occupancies (career departments).
- NFPA 1720 – Staffing and response performance objectives for volunteer/combination departments.
- Commission on Fire Accreditation International (CFAI) – Fire & Emergency Service Self-Assessment Model.
- Center for Public Safety Excellence (CPSE) – CRA/SOC best-practice guidance.
- NFPA 1 Fire Code / International Fire Code (IFC) – Increased inherent risk in dense occupancies.
- ISO Fire Suppression Rating Schedule (FSRS) – Evaluation of capability relative to building stock and fire flow demand.

Property Codes	
281	Multiple Residences
411	Apartments
442	Mini Storage
446	Cold Storage
447	Trucking Terminal
449	Other Storage
452	Shopping Center
456	Medium Retail Store
462	Drive-In Branch Bank
464	Office Building
465	Professional Building
484	One Story Small Structure
486	Minimart
552	Public golf Course
633	Home for Aged
642	All other Health Facilities
710	Manufactuyring and Processing
714	Light Industrial
823	Water Treatment Facility