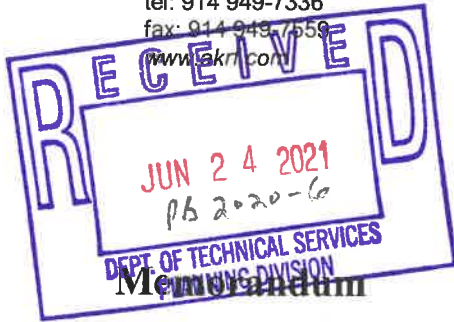




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..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... John Ganning
.....
Sent 6/24/21

To: Town of Cortlandt Planning Board
From: Marissa Tarallo, PE, PTOE
Date: June 24, 2021
Re: Sinclair Gas and Popeyes Pub Property – Traffic Impact Study Review
cc: Michael Preziosi, P.E. and Chris Kehoe, AICP

AKRF has reviewed the revised Redevelopment of Sinclair Gas and Popeyes Pub Property Traffic Impact Study (TIS) dated October 2020 prepared by Kimley-Horn of New York, P.C. and associated supporting material including responses to AKRF and DOT comments.

Based on our review of the submitted materials, AKRF provides conditional acceptance of the findings of the TIS analysis, assuming the comments below are addressed as the project progresses. In addition, the Level of Service (LOS) analysis and off-site improvement plans are still subject to final approval by NYSDOT. Our comments are provided below.

AKRF GENERAL COMMENTS

1. The westbound left-turn should be noted as impacted in the Saturday midday peak hour. Furthermore, it should be noted the movement remains unmitigated with the proposed improvements.
2. The Consultant has based volume projections regarding operations of the site without a signal on existing patterns to the site as a signal does not exist today. A comparison of the existing trips to estimated project generated trips for the existing site using the ITE Trip Generation Manual demonstrates the site currently operates at approximately 50 percent of ITE’s estimates. Generally, the assumption regarding the trip generation without a signal is acceptable, however, as the site will be modernized and built out notably, these volumes should be taken as estimates of a possible outcome. It is recommended that given the location and proximity of the site to the Bear Mountain Parkway and the notable changes proposed for this immediate area that a post construction monitoring plan be provided to determine the actual volumes of the site, the success of any improvement measures, and any additional measures that may be needed given site conditions at the time of operation.

AKRF SYNCHRO COMMENTS

3. The pedestrian phasing for the Saturday midday No Build file should be consistent with GasLand's proposed signal timings (i.e. pedestrian timing for phases 4, 6 and 8). These changes do not impact the findings of the study.

SITE PLAN COMMENTS

4. A detailed signal plan should be developed with the ongoing site plan review to ensure the pedestrian and operational improvements meet the requirements of the Town and State.

In addition, the following comments are outstanding from AKRF's October 2, 2020 Memorandum:

5. Crosswalks should be striped across the site driveways
6. The proposed striping including lanes, turning designations, and stop bars as well as associated signage should be shown on the site plan.
7. The westbound approach of the WB-50 semi-trailer is depicted driving over the adjacent curbs to enter.
8. Please provide a turning assessment for a standard fire truck