



MEMORANDUM

To: Gareth Hougham, Chairperson
and Members of the Town of Ossining Planning Board

From: John Canning, P.E.
Andrea Connell, RSP1
Kimley-Horn Engineering and Landscape Architecture of New York, P.C.

Date: March 28, 2022

Subject: River Knoll
SDEIS – 2nd Completeness Review - Traffic and Transportation

Kimley-Horn Engineering and Landscape Architecture of New York, P.C. (Kimley-Horn) has conducted a second completeness review of the traffic and transportation portions of the following documents related to the Applicant's (Hudson Park Group, LLC) proposal to construct a residential development on the former Stony Lodge Hospital site located at 40 Croton Dam Road in the Town of Ossining:

- Transportation section (Section III.H) and Construction Impacts section (Section III.K) of the Supplemental Draft Environmental Impact Statement (SDEIS) prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC ("JMC"), (dated February 2022);
- Traffic Impact Study ("TIS" provided in Appendix Volume 3 of the February 2022 SDEIS) prepared by JMC (last revised January 21, 2022).

The following provides the results of Kimley-Horn's second completeness review of the revised documents and information provided. Only those items that were considered incomplete in the first completeness review are listed below (and are numbered in accordance with the Scope). Our new comments on the completeness of the revised documents are shown in *italic font* and those requiring additional action are identified in ***bold italic font***.

III.H Traffic and Transportation

2. Proposed Project

- a. Scope Requirement: Provide a description of the internal vehicular circulation and proposed ingress and egress for the site. A discussion of any proposed bicycle parking for future residents should be provided.

Kimley-Horn Nov. 2021 Completeness Comment: The SDEIS does not provide a description of internal vehicular circulation nor whether bicycle parking is being proposed.

New Comment: *The revised SDEIS and TIS provide the required description of*

internal vehicular circulation and indicates that bicycle racks are proposed.

This item is considered to be complete.

- b. Scope Requirement: Provide a discussion of how the proposed project will align with the Town's Complete Streets Policy.

Kimley-Horn Nov. 2021 Completeness Comment: The required discussion of the proposed project's alignment with the Town's Complete Streets Policy could not be found. The SDEIS should be updated to provide this information.

New Comment: The revised SDEIS (page III.H-14) indicates that the Town's Complete Streets Policy was reviewed, provides a discussion of pedestrian and bicycle facilities proposed on-site, but does not include the required discussion regarding how the Proposed Action aligns with the Town's policy.

The SDEIS should provide the required discussion indicating whether the proposed action is consistent with the Town's policy or, if it is not, justifying why that cannot be accomplished.

Scope Requirement: Provide an update of the 2017 Traffic Impact Study based on the Proposed Project that will include all intersections and analysis criteria as the 2017 Traffic Impact Study.

Kimley-Horn Nov. 2021 Completeness Comment: It is recommended that an accident summary table be provided and that the 2006 traffic counts conducted at the existing site driveway be added to the TIS Appendix.

New Comment: The requested accident summary table and 2006 driveway volumes have been provided in the revised TIS.

This item is considered to be complete.

- d. Scope Requirement: Provide a comparison between traffic impacts of the Former Project and Proposed Project.

Kimley-Horn Nov. 2021 Completeness Comment: An additional table should be prepared comparing the potential traffic impacts for both development proposals for the Build condition. It is suggested that they be provided by side-by-side tables showing the No-Build and Build (with improvements if any were/are proposed) levels of service and average delays for the former and current actions (for each of the peak hours). A written discussion summarizing the results of the comparison should also be added to the SDEIS.

New Comment: The requested information has been provided in the revised TIS and

SDEIS.

This item is considered to be complete.

- f. Scope Requirement: Intersection sight distance analyses for each of the proposed intersections should follow criteria set forth by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance should be based on the 85th percentile of vehicles traveling on these roadways. The intersection sight distance should not be based on the posted speed limit, but rather on a speed study along the site's frontage.

Kimley-Horn Nov. 2021 Completeness Comment: The SDEIS should indicate the location where the speed data was collected.

New Comment: The request speed survey location has been added to the revised SDEIS and TIS.

This item is considered to be complete.

- g. Scope Requirement: A discussion of construction traffic should be provided in text and table format based on each phase of development, as necessary. The number of trucks, by size and number of employees by phase should be provided. Hours of operation for construction should be included. Potential impacts to public transportation, as well as to school bus routes and stops, should be identified.

Kimley-Horn Nov. 2021 Completeness Comment: The SDEIS should provide information on the number of employees per phase.

New Comment: The number of construction employees has been added to the revised documents.

This item is considered to be complete.

Kimley-Horn Nov. 2021 Completeness Comment: The SDEIS should provide information on construction impacts on public transportation or school bus routes or stops.

New Comment: The recommended discussion on construction impacts to school bus routes or stops has been added to the SDEIS (page III.H-10).

This item is considered to be complete.

- h. Scope Requirement: The potential to increase the capacity of the intersection of Croton Dam Road and Route 9A, as well as alternate mitigation, shall be discussed.

Kimley-Horn Nov. 2021 Completeness Comment: The required discussion of potential capacity improvements has been provided in the SDEIS. However, it is recommended

that a table be added to the SDEIS comparing the levels of service with the potential improvements to the levels of service without the improvements.

New Comment: The information has been added to the Level of Service ("LOS") tables (Tables 2 to 4) in the Appendix of the TIS, however, the requested comparison table has not been added to the SDEIS.

*Although this information is provided as part of the LOS tables in the TIS, the table is not provided in the SDEIS, as previously requested, requiring the reader to search through the TIS Appendix to locate the information. **It is recommended that the portion of the table in the TIS that provides the comparison for the subject intersection be replicated in the SDEIS.***

Town of Ossining

5 Hawkes Ave

| 10/20/20 Submission | 2/1/22 Submission | 3/2/22 Submission |
|---|--|--|
| Sheet 1: Site Plan | | |
| SBL: Section 2, Block 4, Lot 26 | SBL: Section 89.12, Block 1, Lot 7 | No change |
| Zoning Schedule, Dimensional Regulations, Minimum Lot Area, Lot 1: 20,047 SF. | Zoning Schedule, Dimensional Regulations, Minimum Lot Area, Lot 1: 20,124 SF. | No change |
| Zoning Schedule, Dimensional Regulations, Minimum Lot Area, Lot 2: 73,649 SF. | Zoning Schedule, Dimensional Regulations, Minimum Lot Area, Lot 2: 73,572 SF. | No change |
| Driveway entrance to proposed residence in southeast corner measures 21.5' | Driveway entrance to proposed residence in southeast corner isn't measured, instead driveway at shortest width measures 12.0' | No change |
| | | Added in 3/1/22 submission: - Arrows with text pointing towards "AREA TO BE CLEARED OF TRASH AND DEBRIS." |
| Sheet 2: Area Map | | |
| Lot Area, Lot 1: 20,047 SF. (same as above) | Lot Area, Lot 1: 20,124 SF. (same as above) | No change |
| Lot Area, Lot 2: 73,649 SF. (same as above) | Lot Area, Lot 2: 73,572 SF. (same as above) | No change |
| | | Added in 3/1/22 submission: - Arrows with text pointing towards "AREA TO BE CLEARED OF TRASH AND DEBRIS". |
| Sheet 3: Existing Conditions | | |
| Leader line and text reading " EXISTING RESIDENCE & ACCESSORY BUILDINGS TO BE REMOVED (TYP.) " | <i>Removed</i> | No change |
| Leader line and text reading " EXISTING DRIVEWAY ACCESS WILL BE CLOSED AND REGRADED. " | <i>Removed</i> | No change |
| | | Added in 3/1/22 submission: |

| | | |
|---|---|---|
| | | <ul style="list-style-type: none">- Arrows with text pointing towards "AREA TO BE CLEARED OF TRASH AND DEBRIS". |
| Sheet 4: Erosion and Sediment Control Plan | | |
| Lot Area, Lot 1: 20,047 SF. (same as above) | Lot Area, Lot 1: 20,124 SF. (same as above) | No change |
| Lot Area, Lot 2: 73,649 SF. (same as above) | Lot Area, Lot 2: 73,572 SF. (same as above) | No change |
| | | Added in 3/1/22 submission: <ul style="list-style-type: none">- Arrows with text pointing towards "AREA TO BE CLEARED OF TRASH AND DEBRIS".- Larger erosion blanket area along driveway to more northern proposed new residence. |
| Sheet 5: Improvements | | |
| | | Added in 3/1/22 submission: <ul style="list-style-type: none">- Arrows with text pointing towards "AREA TO BE CLEARED OF TRASH AND DEBRIS". |
| Sheet LA-2: Buffer Enhancement Plan | | |
| | | Added in 3/1/22 submission: <ul style="list-style-type: none">- Deer Fence<ul style="list-style-type: none">o Detail diagramo Inclusion of "DEER FENCE AROUND SHRUB MASSES AND INDIVIDUAL TREES PER DETAIL" text with accompanying sketches of said fences around shrub/tree features. |
| Sheet 10: Site Details | | |
| Figure D-4: Check Dam Detail | Removed | No change |
| Sheet 11: Sanitary and Stormwater Details | | |
| | | Added in 3/1/22 submission: <ul style="list-style-type: none">- PS-2: PUMP CHAMBER DETAIL |

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|----------------------------|--------------|--|
| | | <ul style="list-style-type: none">- E One Sewer Systems MODEL DH151 / DR151 DETAIL SHEET- E One Sewer Systems MODEL DH151-93 / DR151-93 <p>Removed from 3/1/22 submission:</p> <ul style="list-style-type: none">- S-1: PRECAST CONCRETE SEPTIC TANK DETAIL AND PUMP TANK DETAIL- S-2: LOT 1 PUMP CHAMBER DETAIL- S-3: LOT 2 PUMP CHAMBER DETAIL |
| Sheet LA-1: Landscape Plan | | |
| Included | Not Included | <p>Included</p> <p>Added in 3/1/22 submission:</p> <ul style="list-style-type: none">- Tree: LS – Liquidambar styraciflua (Sweetgum). Quantity = five (5).- Evergreen tree: JV - Juniperus virginiana (Eastern red cedar). Quantity = eight (8). <p>Changed from 10/20/20 submission:</p> <ul style="list-style-type: none">- Tree: AS – Acer saccharum. Quantity from eleven (11) to six (6).- Evergreen tree: PG – Picea glauca. Quantity from ten (10) to five (5).- Evergreen tree: TP – Thuja plicata. Quantity from seven (7) to four (4).- Stamp from landscape architect removed |