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MEMORANDUM

To: Ching Wah Chin, Chairman, and the Town of Ossining Planning Board

Date: May 31, 2017

Subject: Traffic Assessment – Proposed Hudson Education Wellness Center
2016 Quaker Ridge Road, Cortlandt, New York

As requested, we have reviewed the Expanded Environmental Assessment (EAF) prepared by JMC and dated October 6, 2016. Specifically, this review and memorandum is limited to a traffic assessment of the potential impacts related to this proposed reuse and expanded use of an existing facility located at the Quaker Ridge Road site and its potential impact, if any, on roadways within the Town of Ossining.

Project Description

The proposal is for the Hudson Education Wellness Center to reuse seven existing buildings comprising 38,560 square feet of space on the subject property. The proposal is to provide a 92-bed facility for residential treatment for its patients for drug use. It is anticipated that the facility will have a maximum of 86 employees, operating on four different shifts for a 24-hour period, seven days a week.

The Applicant has indicated that there will be two shift arrivals during a typical weekday morning at 6:00 A.M. and again at 9:00 A.M., with a third shift beginning at 2:00 P.M., as well as a later overnight shift.

The Applicant anticipates that not all employees will arrive in a private vehicle; however, as many as 10 employees per day shift may use a van shuttle to reach the site. It is assumed that this van will travel to and from the Croton-on-Hudson Train Station and nearby bus stops; however, it was not specified in the Traffic Report.

For purposes of completing this Traffic Study, the two following time periods were analyzed by the Applicant:

- Weekday morning – 7:45 A.M. to 8:45 A.M. – 52 vehicle trips; and,

