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February 21, 2017

FEB 27 2017

Mr. Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, New York 10504

Subject: **Review of Traffic and Transportation Section – The Vue, New York Route 22, North White Plains, Town of North Castle, New York**

Dear Mr. Kaufman:

Based on our recent discussion, we have reviewed the current draft Scoping Document for the Applicant to complete an Environmental Impact Statement for the proposed residential development. Based on our review of this document and correspondence received from residents and interested parties, we offer the following suggestions to expand the Traffic and Transportation Section:

H.1.E Traffic and Transportation

It is recommended that in addition to the turning movement counts for each of the intersections listed that the Applicant obtain daily and weekly traffic counts on NYS Route 22 near the site frontage, as well as Old Orchard Street near the proposed site access drives. Automatic Traffic Recorders (ATR's) should be installed for one week and one weekend to document both hourly and directional traffic volumes on the two roads noted above. This information will provide the Applicant with daily fluctuations and determine if the results of the turning movement counts are appropriate as a baseline conditions to complete the Traffic Study.

All of the traffic volumes obtained through turning movement counts and machine counts should be seasonally adjusted to reflect traffic conditions in the general area and traffic conditions potentially impacted by seasonal use of the Reservoir Area and other activities at the Kensico Dam Plaza. To support these seasonal variations, the Applicant may consider installing ATR's at the two locations noted above during different months during the initial process to complete a Traffic Study for this Application.

We trust this information will assist the Town in its ongoing review of this Application.

Sincerely,

Michael A. Galante
Executive Vice President

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