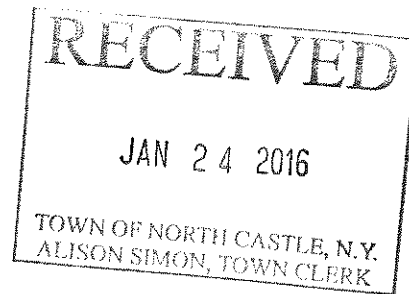


January 24, 2017



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

Subject: **Proposal to Provide Traffic Consulting Services – The Vue –
New York Route 22, North White Plains, Town of North Castle,
New York**

Dear Adam:

At your request, we will initiate a review of the Draft Scoping Document specifically Section H – Traffic and Transportation for the proposed 200-unit residential development. The site is located on the easterly side of NYS Route 22 and north of the Old Orchard Street. It is assumed access will be Old Orchard Street.

Based on our review of this section, we offer the following comments:

- 1b. We agree with the intersections listed for the Study Area; however, suggest that the Town consider adding the intersection of Lake Street and Park Lane to account for any site traffic generation traveling southeast on Park Lane to reach the Purchase area of the Town of Harrison.
- 1c. This section requires that the capacity analyses be provided for each of the intersections listed above and a SYNCHRO analysis be provided. It is our recommendation that the Town expand this requirement so that the Applicant provides a detailed summary of the results of the analyses to include Levels of Service, Volume to Capacity Ratios, Vehicle Queuing Lengths and indicate the increase in delay due to site traffic generation at each of the intersections. Further, we do agree with the SYNCHRO Model and that this Model be submitted to the Town so that the Town's Traffic Consultant and others can review the Model to determine if it includes all the appropriate inputs to better understand the findings and potential impacts to area roads. Further, the New York State Department of Transportation (NYSDOT) will request the SYNCHRO analysis results also be provided in the Highway Capacity Manual (HCM) format. We

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recommend that both the SYNCHRO results and the HCM format results be provided so that the Town and NYSDOT review both sets of results to determine potential impacts and need for mitigation, if any.

- 2c. It is recommended that this sentence which requires the analysis and description of sight distances at the proposed site access drive be expanded to be specific to the intersection sight distance, which meets the standards followed by the NYSDOT for access to State highways.

We are available to discuss this further at your earliest convenience.

Sincerely,

Michael A. Galante
Executive Vice President