

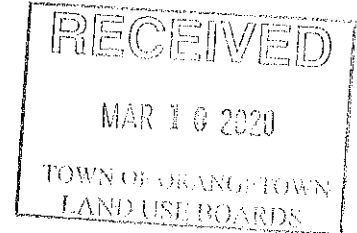


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March 9, 2020

VIA EMAIL



Ms. Cheryl Coopersmith  
 Chief Clerk Boards and Commission  
 Town of Orangetown Planning Board  
 20 South Greenbush Road  
 Orangeburg, NY 10962

Re: 125 and 155 South Greenbush Road  
 Proposed Warehouse Expansion  
MC Project No. 19000154A

Dear Ms. Coopersmith and Members of the Planning Board:

The Rockland County (Highway and Planning Departments) have asked for a confirmation of our use of ITE Land Use Code 150 for the proposed warehouse. To address this question, we note the following:

A detailed study dated February 5, 2020 included information regarding the existing warehouse, which has some 268,000 square feet of warehouse space occupied. That study recorded traffic in and out of the site as summarized below. Note that school bus traffic is not included.

DATE	HOUR	ENTRY VOLUME	EXIT VOLUME
10/23/2019	AM Peak	31	13
10/24/2019	AM Peak	28	7
10/23/2019	PM Peak	14	46
10/24/2019	PM Peak	11	36

Based on the above, the highest day is October 23, 2019 (Peak Day).



The type of warehouse for the proposed project is similar to current conditions. Expanding the existing trip generation noted above to reflect the proposed 570,000 square feet would result in the following:

PERIOD	HOUR	ENTRY	EXIT
PEAK DAY	AM	66	28
	PM	30	98


In the initial Traffic Impact Study dated July 24, 2019, ITE Land Use Code 150 was used. That resulted in estimated traffic as shown below (Table 1 in the Study).

USE	PEAK HOUR	ENTRY VOLUME	EXIT VOLUME
570,000 SF Warehouse	AM	77	42
	PM	31	100

A comparison of the above tables confirms that ITE Land Use Code 150 is an appropriate category for the site.

Very truly yours,

MASER CONSULTING P.A.

  
John T. Collins, Ph.D., P.E.  
Executive Principal

JTC/ces

Enclosures

cc: Rockland County Department of Planning  
Rockland County Department of Highways (Superintendent)  
D. Brenner  
J. Berdugo