Town of Southeast Planning Board  
One Main Street  
Brewster, New York 10509

RE: Stateline Retail Center Site Plan, Special Permit & Wetland Permit Re-Approval  
U.S. Route 6  
Tax Map No. 68-2-48.2

Dear Chairman LaPerch and Members of the Board:

With regards to comments received from Ashley Ley, AKRF, dated March 23, 2018, we offer the following:

1. The application submitted relates to Lot 2 of the Stateline Subdivision. Updated plans have been provided only illustrating site improvements to the Lot 2 portion of the executed subdivision. The applicant is currently only seeking approval for a Site Plan, Smpcial Use Permit and Wetland Permit on Lot 2; therefore, Lot 1 and all site improvement associated with it, are not a part of this application.

2. The note stating, "Existing Property Line to be Extinguished" has been revomed as it is not the applicant's intention to merge the two lots. Updated plans have been provided illustrating site improvements on only Lot 2.

3. We acknowledge that the wetlands should be re-inspected by the Town Wetland inspector and request that be done as soon as possible.

4. A copy of the 2014 Traffic Report from Tim Miller Associates (TMA) is enclosed along with a copy of the 2016 NYSDOT Traffic Volume Report. Comparatively, the traffic volumes have either remained the same or lessened over the past several years. As shown in the 2014 Traffic Report by TMA, local traffic counts are lower or relatively similar to the counts previously reviewed in the DEIS from the original project SEQA process (2014 counts are shown in red on the enclosed diagrams). The 2016 NYSDOT Traffic Volume Report illustrates that along the Rt 121 to the Connecticut State Line stretch of Route 6 the counts in 2008 were estimated at 8,029 Average Annual Daily Trips (AADT), and reduced in 2016 to 7,609 AADT. Therefore, we are confident that the traffic volumes currently are very similar or less than the previous counts and that the previously approved DEIS is still valid.

We acknowledge that this project has been placed on the April 23rd Planning Board meeting for a public hearing. We look forward to reviewing the project further at that time.
Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/jll

Enclosures

cc: Planning Board Members (7)
    Ashley Ley, AICP
    Thomas H. Fenton, P.E.
    Mike Bruen, Highway Superintendent
    Stephen W. Coleman
    Paul Camarda, PLI, LLC

Insitae File No. 03157.100
| Station | FC Order | County | End Mile Point | Length | Road Name | 2016 Estimate | Previous Counts | 2016 Estimate | Previous Counts |
|---------|----------|--------|----------------|--------|-----------|---------------|----------------|---------------|----------------|----------------|
| 87_0047 | 16       | 01     | 0032           | 0032   | RT 6 JEFFERSON VALLEY | E MAIN ST | 3125          | 5.7 2016      | 3125           | 2890           |
| 87_0041 | 16       | 01     | 0065           | 0036   | E MAIN ST | West/Putnam Co Line | 9745          | 5.1 2015      | 2909           | 9467           | 2009 9598      | 2005 11102      |
| 84_0001 | 16       | 02     | 0139           | 0194   | CR 30 LAKE SECOR RD | CR 30 LAKE SECOR RD | 8478          | 1.8 2015      | 8534           | 2009 8108       | 2005 8437       | 2002 7786       |
| 84_0003 | 16       | 02     | 0439           | 0245   | West/Putnam Co Line | RT 5 MAHOPAC END RT 6N | 10258         | 3.2 2014      | 10394          | 2011 12074      | 2007 11757      | 2004 13950      |
| 91_0002 | 17       | 01     | 0125           | 0162   | PA STATE LINE | RT 7A CORBETTVILLE | 2398          | 10.3 2015     | 2420           | 2012 2910       | 2009 2467       | 2006 2707       |
| 91_0003 | 17       | 01     | 0281           | 0155   | RT 7A CORBETTVILLE | CR 20 CONKLIN FORKS RD | 8786          | 4.2 2016      | 3786           | 2013 4432       | 2010 4615       | 2007 5303       |
| 91_0037 | 16       | 01     | 0497           | 0216   | CR 20 CONKLIN FORKS RD | CR 161 POWERS RD | 3318          | 10.5 2015     | 3342           | 2022 3191       | 2009 3426       | 2006 4064       |
| 91_0036 | 16       | 01     | 0760           | 0263   | CR 161 POWERS RD | CR 177 CONKLIN KIRKWOOD DR | 6250          | 5.9 2014      | 8972           | 2011 8693       | 2007 9658       | 2004 9825       |
| 91_0003 | 16       | 01     | 0911           | 0151   | CR 177 CONKLIN KIRKWOOD DR | BINGHAMTON C/L | 6833          | 7.8 2014      | 6984           | 2011 6928       | 2010 6601       | 2007 7657       |
| 91_0148 | 16       | 01     | 1053           | 0142   | CONKLIN AVE | TOMPKINS ST & CONKLIN AVE | 11337         | 5.5 2007      | 12131          | 2004 12347      | 2001 11326      | 2002 14091      |
| 91_0004 | 16       | 01     | 1108           | 0055   | TOMPKINS ST & CONKLIN AVE | RT 11 COURT ST | 7764          | 5.1 2012      | 7997           | 2011 9223       | 2008 9145       | 2002 14211      |
| 91_0012 | 16       | 01     | 1141           | 0033   | RT 11 COURT ST | ROBINSON ST | 9211          | 5.1 2014      | 9347           | 2011 9325       | 2008 9626       | 2005 11531      |
| 91_0933 | 16       | 01     | 1183           | 0022   | ROBINSON ST | RT 369 NORTH SHORE DRIVE | 9772          | 8.5 2014      | 9916           | 2011 12955      | 2008 13206      | 2005 13324      |
| 91_0011 | 12       | 01     | 1171           | 0008   | RT 369 NORTH SHORE DRIVE | FREDERICK ST | 35630         | 6.6 2010      | 35148          | 2005 37587      | 2008 38438      | 2001 39242      |
| 91_0021 | 12       | 01     | 1199           | 0028   | FREDERICK ST | I-81 OVER | 37882         | 6.4 2009      | 37089          | 2005 45195      | 2001 34179      | 2002 36044      |
| 91_0006 | 12       | 01     | 1227           | 0028   | I-81 OVER | CR 145/BEVIER ST OVER | 21630         | 5.6 2009      | 21614          | 2006 16809      | 2002 18967      | 2003 19600      |
| 91_0007 | 12       | 01     | 1278           | 0051   | CR 145/BEVIER ST OVER | CITY OF BINGHAMTON/VILLAGE O | 18024         | 5.2 2015      | 17983          | 2009 17208      | 2005 18589      | 2003 18845      |
| 91_0005 | 12       | 01     | 1387           | 0109   | CITY OF BINGHAMON/VILLAGE O | CHENANGO ST OVER - 1ST TIME | 16470         | 10.0 2011     | 16284          | 2007 15444      | 2005 17289      | 2002 15259      |
| 91_0377 | 12       | 01     | 1412           | 0025   | CHENANGO ST OVER - 1ST TIME | START I-88/NY 7 OVERLAP | 10708         | 6.8 2016      | 10684          | 2008 9908       | 2006 9326       | 2003 10091      |
April 3, 2014

Mr. Paul Camarda
Camarda Realty Investments LLC
1699 Route 6, Suite 1
Carmel, New York 10512

RE: Stateline Traffic Count Update

Dear Paul:

At your request we conducted spot counts at several select locations proximate to the Stateline retail site on Route 6/202 in the town of Southeast.

The counts were taken on April 1, 2014, during the AM and PM commutation peaks, generally between 6:30 and 9:30 AM and 4 to 7 PM.

The attached graphic shows peak hour volumes from 2006, as presented in the Draft EIS for the project. We have indicated the 2014 peak hour volumes from the counts collected earlier this week on that graphic, in red.

As you can see, traffic has not increased on the local network over the past eight years. Therefore, it is reasonable to conclude that the traffic projections set forth in the DEIS, which included background growth and other projects, are very conservative and overstated the future condition. At this point, future volumes are in fact, likely to be lower than that which was projected in the DEIS.

The Findings adopted at the conclusion of the SEQRA process remain valid.

I trust this responds to the concerns of the Southeast Planning Board.

Sincerely,

Tim Miller, AICP
President
TIM MILLER ASSOCIATES, INC.
Figure 3.9-5: Existing PM Peak Hour Traffic
Stateline Retail Center
Town of Southeast, Putnam County, NY
Base Map: USDOT 7.5-minute Planimetric Maps, Brewster and Peach Lake Quads
Scale: 1" = 2,000'

2014 update IN RED

Site Property Boundary
Intersections Studied
WB Westbound
EB Eastbound