



# Memo

Date: Wednesday, February 19, 2020

Project: Brewster Yard Improvements – Environmental and Traffic Studies

To: Supervisor Tony Hay, Town of Southeast

From: Metro-North Railroad / HDR

Subject: Request to Discuss Potential Town of Southeast Development Projects

## Project

MNR is embarking on the implementation of multi-phase improvements at its Brewster Campus in Putnam County. Improvements include relocating the existing customer parking at its Southeast Station. The Parking Facility and Access Improvement project will create a transportation hub for Putnam County, will meet current and future parking demand and will provide improved customer facilities at the station. HDR is the design consultant and is performing traffic studies.

## Traffic Studies

In the Future Build Condition, new traffic to and from the new parking facility at the Southeast Station will be routed in a model through the traffic network. Traffic volumes with these new trips will be compared to traffic volumes without the project (Future No Build Condition), and the difference between the two constitutes the effects of the project.

One component of traffic volumes in the Future No Build Condition is large-scale development projects that would add significant volumes to the roadway network, or would involve changes to the roadway network itself.

Development projects are often delayed/changed/abandoned. As such, we would like to consult with the Town of Southeast to gauge the viability of potential projects and confirm that all relevant projects are included in the traffic model. HDR is asking to set up a call with the Town Supervisor, Town Assessor and/or Town Planner to discuss these projects.

## Potential Project Review

HDR has identified four development projects that might affect traffic conditions at our Traffic Analysis Locations in our Traffic Model. See the three projects below.

### *Commercial Campus at Fields Corner (Northeast Interstate Logistics Center, 51 Pugsley Road)*

This project proposes to develop 229 acres of a 328 acre property located at the corner of Route 312 and Pugsley Road (a Traffic Analysis Location) as a logistics center.

142-280 trips (depending on source) would be generated in the project's AM peak hour, and 148-299 trips in the PM peak hour. It is presumed that many of these would be truck trips. The Build Year for this project is 2023.

The applicant proposes to widen Route 312 from two lanes to four lanes between Pugsley Road and I-84 Eastbound Ramps/Independent Way. An actuated traffic signal, coordinated with the signals to the east along Route 312, is proposed for the intersection of Route 312 and Pugsley Road.

HDR has the following questions on this project:

- 1) Is this project likely to go forward as laid out in the FEIS?
- 2) What is the schedule for this project?
- 3) When would the project open?
- 4) Does the Town have access to any backup materials for the Traffic Study, and can the Town share them with MNR?
- 5) What is the progress of plans for the widening of Route 312, and has an alternative been selected or advanced?
  - a) Has the Town discussed these plans with NYSDOT and what is the status/timing of these plans?
  - b) When would these roadway changes be implemented?

### *Crossroads 312*

At the meeting with the Town of Southeast and MNR on February 13, 2020, it was indicated that this project is no longer under consideration. Please confirm that this is the case.

HDR has the following questions on this project if it were in fact to go forward:

- 1) What is the status of this project?
- 2) If the project is moving forward, what is the schedule for this project?
- 3) If moving forward, can the Town provide a copy of the FEIS (only comments found) and any other relevant traffic studies or back up materials that were prepared for the project?
- 4) What is the progress of plans for various intersection improvements that were proposed as part of the project?
  - a) Has the Town discussed these plans with NYSDOT and what is the status/timing of these plans?
  - b) When would these roadway changes be implemented?

### *Southeast Executive Park – Parking, 185 Route 312*

This project proposes a new parking lot for the Southeast Executive Park, the driveway for which is located between two Traffic Analysis Locations. This new parking lot would be partially on an adjacent parcel owned by the Town of Southeast that is used as a park (accessed via Independent Way).

As the proposed project would not increase commercial square footage, it is unlikely that the addition of parking will significantly increase vehicle trips, and this project would not be included in the traffic analysis.

HDR has the following questions on this project:

- 1) What is the status of this project?
- 2) Confirm the project is just a parking expansion project.

## *Ace Endico*

At the meeting with the Town of Southeast and MNR on February 13, 2020, it was indicated that Ace Endico is expanding their facility at the intersection of Route 312 and International Boulevard (a Traffic Analysis Location).

HDR has the following questions on this project:

- 1) What does the project entail?
- 2) If the project is moving forward, what is the schedule for this project?
- 3) Can the Town provide any materials it may have on the project, especially any data on projected traffic volumes.
- 4) Would the project involve any changes to area roadways?

### **Next Steps**

Some of the development projects identified would generate a significant amount of trips and affect the roadway geometry at the Traffic Analysis Locations. HDR would like to have a phone discussion with the Town of Southeast to get further information, understand whether these projects are moving forward and inform the decision about whether they ought to be included in the traffic analysis. This conversation would likely be with the Town Supervisor, Town Assessor or Town Planner and would seek to answer the questions listed above for each project. In addition, HDR would ask whether there are any other major development or roadway projects that should be included in the Traffic Study for the Brewster Yard Improvements project.

**Action** – MNR/Town of Southeast to arrange a conference call to discuss the abovementioned developments.