

February 2, 2021

Mr. Michael C. Endico  
Ace Endico  
80 International Boulevard  
Brewster, New York 10509

Subject           **Response to Town Traffic Consultant Comments – Proposed Expansion – Ace Endico, 80 International Boulevard, Southeast, New York**

Dear Mr. Endico:

In response to comments submitted by the Town's Traffic Consultant, AKRF, and dated January 11, 2021, we offer the following responses. To assist in the Town's review, we have repeated the AKRF comment to follow the same number system.

The following comments are labeled as new comments in the memorandum noted above. Also, as part of the overall conclusions provided by the Town's Traffic Consultant to previous comments responded to by Bibbo Associates, it was AKRF's opinion that a statement was necessary to identify current traffic conditions at the intersection of NYS Route 312 at International Boulevard. It notes that in the Traffic Report prepared by our office and the previous Traffic Report prepared by Bibbo Associates, there was no acknowledgement that traffic generated by this proposed development will add traffic to an already congested NYS Route 312 Corridor.

As an overall statement the NYS Route 312 Corridor carries a high volume of traffic, which is both commuter and local traffic, as well as commercial traffic for the two existing commercial developments and train station located on Independent Way. The planned commercial development identified as Commercial Campus at Fields Corner (and also known as Northeast Interstate Logistics) will also generate a significant level of traffic to this Corridor. As part of that development and other planned improvements by others, intersection improvements are proposed/planned in the vicinity of the Interstate 84 Interchange and nearby intersections.

*Comment #8 – The description of the number of proposed parking garage spaces (475) and at-grade parking spaces (59) in the Traffic Access and Impact Study ("TAIS") are not consistent with the number or proposed parking garage spaces (285) and at-grade parking spaces (114) shown on the Parking Plans by Tecton. The number of spaces must be updated in the TAIS to ensure consistency with the Parking Plans.*

**Response** – The current Site Plan prepared by Tecton indicates that the proposed garage will have 285 parking spaces, an additional 114 parking spaces will be provided at-grade and 8 existing parking spaces will remain. This will result in a total of 407 spaces provided on-site to accommodate the existing and proposed expansion of the facility. To address this change in the number of parking spaces, Figure P-2, which was included in the original Traffic Report, is updated and attached to this response letter. It indicates

that more than adequate parking will be available in the future to accommodate the proposed expansion of the facility and the increase in employment.

*Comment #9 – A figure which depicts the existing conditions traffic volumes should be provided.*

**Response** – As per previous discussions with AKRF it was agreed that we would use the future build traffic volumes obtained from the Final Environmental Impact Statement (FEIS) from the Commercial Campus at Fields Corner, prepared in March 2019. Therefore, it is not necessary to provide the existing traffic volumes from that report. The traffic volumes used in this analysis, and referenced above as from the FEIS, were approved by the Town and appropriate for purposes of completing this analysis for the Ace Endico expansion.

*Comment #10 – The TAIS should explicitly state the year of the existing conditions traffic volumes and describe how the existing conditions traffic volumes for the Route 312/International Boulevard were developed from the volumes presented in the Northeast Logistics FEIS.*

**Response** – See Response to #9 above.

*Comment #11 – Figures 7 and 8 of the TAIS show the redistribution of existing site traffic. These figures should instead show the redistribution of no-build site traffic volumes to take into account any anticipated growth of the redistributed volumes. Separate figures which show (1) the volume redistributions due to the closure of the employee parking lot on the west side of International Boulevard and (2) the volume redistribution due to the changes in traffic patterns at the site driveways should be provided in the backup in support of Figures 7 and 8.*

**Response** – The sole purpose of providing Figures 7 and 8 was to indicate redistribution of existing site traffic at the two existing driveways on International Boulevard. These two figures do not show any anticipated growth of the redistributed traffic. Figures 9 and 10 graphically illustrate the increase in traffic due to the proposed expansion for both the weekday morning and weekday afternoon peak hours, respectively. Due to the minimal change in traffic patterns it is our opinion that Figures 7 and 8 appropriately show the redistribution of existing site traffic and Figures 9 and 10 show the anticipated additional site traffic. Figures 11 and 12 graphically illustrate the future build traffic volumes at the two site driveways on International Boulevard.

*Comment #12 – Figure 10 of the TAIS lists 14 trucks entering the site; however, only 8 trucks (7 entering from the south and 1 from the north) are shown at the site access drive south. The number of exiting trucks turning right from southbound International onto westbound Route 312 (6 trucks) are not shown on Figure 10 and should be added. The appropriate volumes in the SYNCHRO analyses should also be updated accordingly.*

**Response** – The change in truck traffic at the site driveways, as noted in this comment, will have little or no impact on the results of the analysis; therefore, the results of the SYNCHRO analysis and modeling included in the Traffic Report provide a reasonable representation of operations of these two intersections under a future build condition.

*Comment #13 – The SYNCHRO files and output reports should be provided as part of the TAIS backup.*

**Response** – The Appendix of the October 2020 report was submitted to the Town on January 8<sup>th</sup>, in a response memorandum from AKRF and they acknowledge that this comment has been addressed.

*Comment #14 – The Parking Survey sheets referenced in the TAIS should be provided as part of the TAIS backup.*

**Response** – The Appendix of the October 2020 report was submitted to the Town on January 8<sup>th</sup>, in a response memorandum from AKRF and they acknowledge that this comment has been addressed.

*Comment #15 – The TAIS indicates that the driveway counts were conducted in September 2020 (during the pandemic) and that the facility was operating at normal conditions. A letter from the facility owner or manager should be provided as part of the TAIS backup confirming that the facility was in full operation at that time.*

**Response** – Attached is a letter from Ace Endico indicating that the facility was operating at full capacity on the day and week of the traffic counts in September 2020. Therefore, no adjustment factor was applied to the results of the traffic counts conducted by our office and included in the Traffic Report.

*Comment #16 – A drawing(s) which shows the turning paths (i.e. AutoTURN) for the largest anticipated truck and emergency vehicle should be provided. Turning paths both on-site and at the site entry and exit points should be shown on the drawings.*

**Response** – This information is provided by Bibbo Associates in the updated plans.

*Comment #17 – The TAIS, or a separate letter, should describe the types of truck (e.g., tractor-trailers, tandem trailers, single unit box trucks, etc.) that enter and exit the driveway.*

**Response** – The following truck types will access the site:

- WB-40 to WB-65 – Interstate Semi-Trailer and Tractor-Trailer; and
- SU-30 to SU-40 – Single-Unit Box Truck.

*Comment #18 – Please confirm that there would be no light(ing) spillage onto NYSDOT ROW that would cause distraction to drivers.*

**Response** – This information is provided by Bibbo Associates. There is minimal light spillage onto the NYSDOT right-of-way, as shown on the lighting plan.

*Comment #19 – As no improvements were planned by Northeast Logistics by the build year of 2023 for the intersection of NYS Route 312 and International Boulevard, NYSDOT should be contacted to see if any communication improvements are planned between the signal at Route 312/International Boulevard and the adjacent signal at NYS Route 312 and Interstate 84 westbound ramps intersection. Documentation from any response from NYSDOT should be provided.*

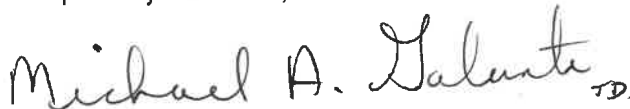
Mr. Michael C. Endico

Page 4

February 2, 2021

**Response** – No improvements are planned by Northeast Logistics by the build year of 2023 for the intersection of NYS Route 312 and International Boulevard. The attached letter has been submitted to NYSDOT and includes our Traffic Report dated October 2020. We will await any comments from NYSDOT and address these comments accordingly and copy the Town in any response.

Respectfully submitted,

A handwritten signature in black ink that reads "Michael A. Galante" with a small "TD" written at the end of the signature.

**Michael A. Galante**

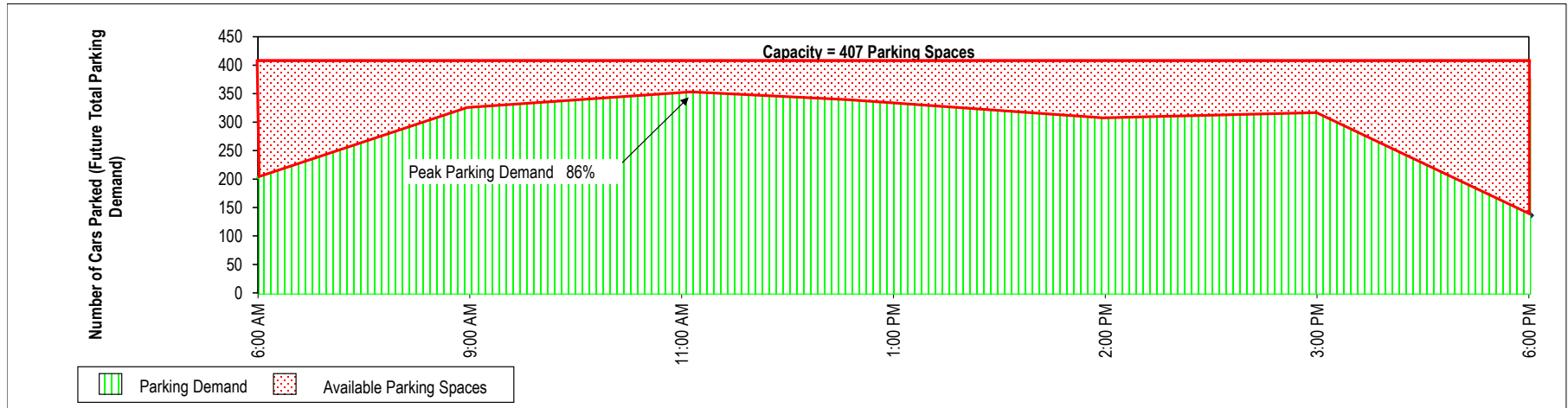
**Director of Traffic**

**Hardesty & Hanover, LLC**

Enclosure

y:\shared\projects\104969-office expansion 80 int blvd\500-technical\50x-template\word\aw21-000.mag.docx: td

Figure P-2  
 TOTAL FUTURE PARKING GENERATION AND ACCUMULATION STUDY - ACE ENDICO PARKING LOT  
 Proposed Expansion Ace Endico  
 80 International Boulevard  
 Southeast, New York



Existing Total Parking Demand	117	215	231	220	199	203	66
Future Total Parking Demand	203	330	351	336	309	314	136
Percent of Parking Demand	50	81	86	83	76	77	33
Number of Available Parking Spaces	204	77	56	71	98	93	271

Note: The objective of the Parking Study is to determine if the proposed Ace Endico garage's parking space supply is adequate to accommodate future demand. The proposed expansion will have an increase in employees of 30 percent; therefore, the existing parking count was increased by 30 percent to account for the proposed expansion. In addition, the proposal includes an increase of 50 delivery trucks; therefore, to be conservative, 50 truck driver's personal cars are estimated to be parking in the parking garage between 6:00 A.M. and 6:00 P.M.

Findings: A peak parking demand of 88 percent occurs on a weekday at 11:00 A.M.



Fine Foods Purveyor  
and Distributor

January 26, 2021

Town of Southeast  
1360 Route 22  
Brewster, NY 10509

RE: RESPONSE TO NYSDOT TRAFFIC REPORT

To whom it may concern:

At the time of the traffic study, our business volume was at normal levels.

Sincerely,

A handwritten signature in black ink, appearing to read "MC" followed by a long horizontal stroke.

Michael Endico  
Vice President



January 21, 2021

Mr. Lee A. Zimmer, P.E.  
Traffic Signals & Highway Work Permits  
New York State Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, New York 12603

Subject        **Proposed Ace Endico Distribution Center Expansion, 80 International Boulevard,  
Southeast, New York**

Dear Mr. Zimmer:

Enclosed please find our Traffic Report dated October 2020 submitted to the Town for review for the proposed expansion of the existing facility located on International Boulevard. A public hearing is scheduled for February 8<sup>th</sup> with the Town Planning Board and we have responded to comments from the Town's Traffic Consultant, AKRF. One of their comments was to submit this Traffic Report to your office for review specifically for any comments you may have for the signalized intersection of NYS Route 312 at International Boulevard.

If you need additional information or have questions, please do not hesitate to call our office.

Respectfully submitted,

**Michael A. Galante**  
**Director of Traffic**  
**Hardesty & Hanover, LLC**

Enclosure

cc:     Michael C. Endico, w/out enclosure  
       Tim Allen, P.E., w/out enclosure  
       Ashley Ley, AICP, w/out enclosure