



April 2, 2018

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, Special 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 removed 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 SEQRA 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.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

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

Insite File No. 03157.100

NYS DOT 2016 Traffic Volume Report

Route NY6N

| Station | FC Order | County | End Mile Point | Section Length | Road Name | Beginning Description | End Description | 2016 Estimate | | Previous Counts | | AADT | YEAR | AADT | YEAR | AADT | YEAR |
|------------------|----------|------------------------|----------------|----------------|------------------------------|------------------------------|------------------------------|---------------|----------|-----------------|------|-------|------|-------|------|-------|------|
| | | | | | | | | AADT | % Trucks | YEAR | AADT | | | | | | |
| 84_0020 | 14 | 04 | 0997 | 0150 | CR 35 STONELEIGH AVE | RT 312 | RT 312 | 14114 | 4.7 | 2011 | 2007 | 14755 | 2004 | 16421 | 2001 | 14635 | |
| 84_0047 | 14 | 04 | 1123 | 0126 | RT 312 | CR 36 DREWVILLE RD | CR 36 DREWVILLE RD | 9111 | 5.1 | 2011 | 2006 | 8299 | 2003 | 9688 | 2000 | 8470 | |
| 84_0043 | 14 | 04 | 1294 | 0171 | CR 36 DREWVILLE RD | START 6/22/202 OLAP | START 6/22/202 OLAP | 9989 | 4.8 | 2011 | 2007 | 10892 | 2004 | 12376 | 2002 | 10785 | |
| 84_0197 | 14 | 04 | 1338 | 0044 | START 6/22/202 OLAP | CR 50 | CR 50 | 15325 | 4.7 | 2012 | 2006 | 16942 | 2003 | 16114 | 2000 | 13792 | |
| 84_0009 | 14 | 04 | 1386 | 0048 | CR 50 | END 6/22/202 OLAP | END 6/22/202 OLAP | 16500 | 4 | 2011 | 2008 | 17782 | 2005 | 16465 | 2002 | 14673 | |
| 84_0045 | 16 | 04 | 1464 | 0078 | END 6/22/202 OLAP | RT 121 | RT 121 | 11309 | 3.8 | 2008 | 2005 | 13264 | 2002 | 11467 | | | |
| 84_0046 | 16 | 04 | 1689 | 0225 | RT 121 | CONN STATE LINE | CONN STATE LINE | 7609 | 3.8 | 2008 | 2005 | 7955 | 2002 | 7189 | | | |
| Region 08 | | | | | | | | | | | | | | | | | |
| Route NY6N | | County 119 Westchester | | | | | | | | | | | | | | | |
| 87_0047 | 16 | 01 | 0032 | 0032 | RT 6 JEFFERSON VALLEY | E MAIN ST | E MAIN ST | 3125 | 5.7 | 2016 | 2013 | 2830 | | | | | |
| 87_0041 | 16 | 01 | 0068 | 0036 | E MAIN ST | West/Putnam Co Line | West/Putnam Co Line | 9745 | 3.1 | 2015 | 2013 | 8467 | 2009 | 9598 | 2005 | 11102 | |
| Region 08 | | | | | | | | | | | | | | | | | |
| Route NY6N | | County 079 Putnam | | | | | | | | | | | | | | | |
| 84_0001 | 16 | 02 | 0194 | 0194 | West/Putnam Co Line | CR 30 LAKE SECOR RD | CR 30 LAKE SECOR RD | 8478 | 1.8 | 2015 | 2009 | 8108 | 2005 | 8437 | 2002 | 7786 | |
| 84_0003 | 16 | 02 | 0439 | 0245 | CR 30 LAKE SECOR RD | RT 6 MAHOPAC END RT 6N | RT 6 MAHOPAC END RT 6N | 10258 | 3.8 | 2014 | 2011 | 12074 | 2007 | 11577 | 2004 | 13660 | |
| Region 09 | | | | | | | | | | | | | | | | | |
| Route NY7 | | County 007 Broome | | | | | | | | | | | | | | | |
| 91_0082 | 17 | 01 | 0126 | 0126 | PA STATE LINE | RT 7A CORBETTSVILLE | RT 7A CORBETTSVILLE | 2398 | 10.3 | 2015 | 2012 | 2910 | 2009 | 2467 | 2006 | 2707 | |
| 91_0002 | 17 | 01 | 0281 | 0155 | RT 7A CORBETTSVILLE | CR 20 CONKLIN FORKS RD | CR 20 CONKLIN FORKS RD | 3786 | 4.2 | 2016 | 2013 | 4432 | 2010 | 4615 | 2007 | 5303 | |
| 91_0376 | 16 | 01 | 0497 | 0216 | CR 20 CONKLIN FORKS RD | CR 161 POWERS RD | CR 161 POWERS RD | 3318 | 10.5 | 2015 | 2012 | 3191 | 2009 | 3426 | 2006 | 4064 | |
| 91_0364 | 16 | 01 | 0760 | 0263 | CR 161 POWERS RD | CR 177 CONKLIN KIRKWOOD DR | CR 177 CONKLIN KIRKWOOD DR | 8250 | 5.9 | 2014 | 2011 | 8693 | 2007 | 9658 | 2004 | 9825 | |
| 91_0003 | 16 | 01 | 0911 | 0151 | CR 177 CONKLIN KIRKWOOD DR | BINGHAMTON C/L | BINGHAMTON C/L | 6833 | 7.6 | 2014 | 2011 | 6928 | 2010 | 6641 | 2007 | 7657 | |
| 91_0148 | 16 | 01 | 1053 | 0142 | CONKLIN AVE | BINGHAMTON C/L | BINGHAMTON C/L | 11337 | 5.6 | 2007 | 2004 | 12347 | 2001 | 11326 | | | |
| 91_0004 | 16 | 01 | 1108 | 0055 | TOMPKINS ST & CONKLIN AVE | TOMPKINS ST & CONKLIN AVE | TOMPKINS ST & CONKLIN AVE | 7764 | 5.1 | 2012 | 2011 | 9223 | 2008 | 9145 | 2002 | 14021 | |
| 91_0092 | 16 | 01 | 1141 | 0033 | RT 11 COURT ST | RT 11 COURT ST | RT 11 COURT ST | 9211 | 5.1 | 2014 | 2011 | 9325 | 2008 | 9626 | 2005 | 11531 | |
| 91_0093 | 16 | 01 | 1163 | 0022 | BRANDYWINE AVE | ROBINSON ST | ROBINSON ST | 9772 | 8.5 | 2014 | 2011 | 11905 | 2008 | 13206 | 2005 | 13324 | |
| 91_0012 | 12 | 01 | 1171 | 0008 | RT 363 NORTH SHORE DRIVE | RT 363 NORTH SHORE DRIVE | RT 363 NORTH SHORE DRIVE | 35690 | 6.5 | 2010 | 2005 | 37587 | | | | | |
| 91_0011 | 12 | 01 | 1199 | 0028 | FREDERICK ST | FREDERICK ST | FREDERICK ST | 37682 | 6.4 | 2009 | 2005 | 45195 | 2001 | 34179 | | | |
| 91_0006 | 12 | 01 | 1227 | 0028 | I-81 OVER | I-81 OVER | I-81 OVER | 21860 | 5.6 | 2009 | 2006 | 16809 | 2002 | 18967 | | | |
| 91_0007 | 12 | 01 | 1278 | 0051 | CR 145/BEVIER ST OVER | CR 145/BEVIER ST OVER | CR 145/BEVIER ST OVER | 18024 | 5.2 | 2015 | 2009 | 17208 | 2005 | 18589 | | | |
| 91_0005 | 12 | 01 | 1387 | 0109 | CITY OF BINGHAMTON/VILLAGE D | CITY OF BINGHAMTON/VILLAGE D | CITY OF BINGHAMTON/VILLAGE D | 16470 | 10 | 2011 | 2007 | 15633 | 2005 | 17289 | 2002 | 15259 | |
| 91_0377 | 12 | 01 | 1412 | 0025 | CHENANGO ST OVER - 1ST TIME | CHENANGO ST OVER - 1ST TIME | CHENANGO ST OVER - 1ST TIME | 10708 | 6.8 | 2015 | 2009 | 9968 | 2006 | 9326 | 2003 | 10091 | |
| 91_0341 | 11 | 01 | 1582 | 0170 | Senator Warren | START I-88/NY 7 OVERLAP | NY 12A OVER | 25498 | 14.8 | 2009 | 2005 | 27752 | 2002 | 25859 | | | |

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

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.

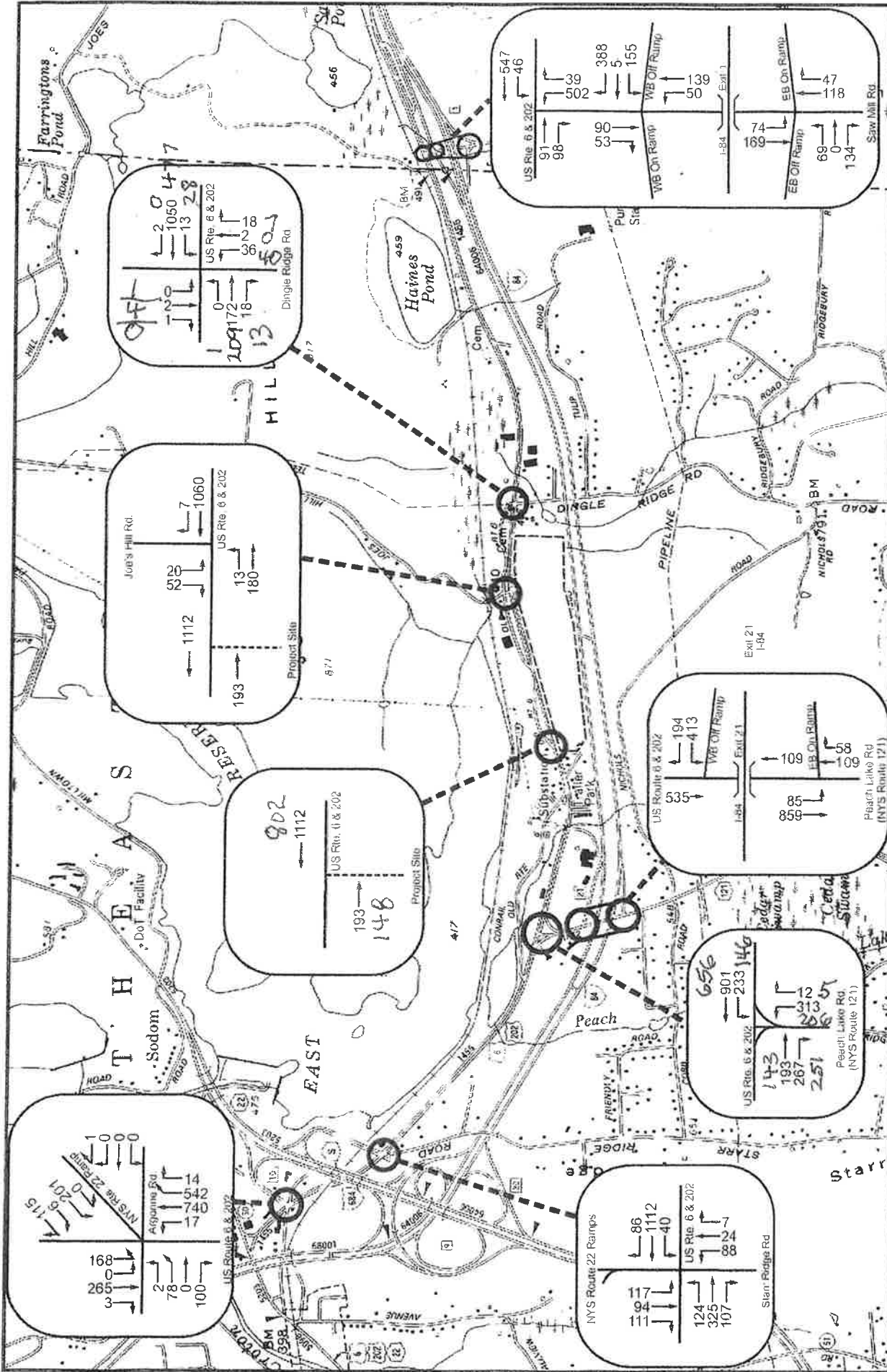


Figure 3.9-4: Existing AM Peak Hour Traffic
 Stateline Retail Center
 Town of Southeast, Putnam County, NY
 Scale: 1" = 2,000'

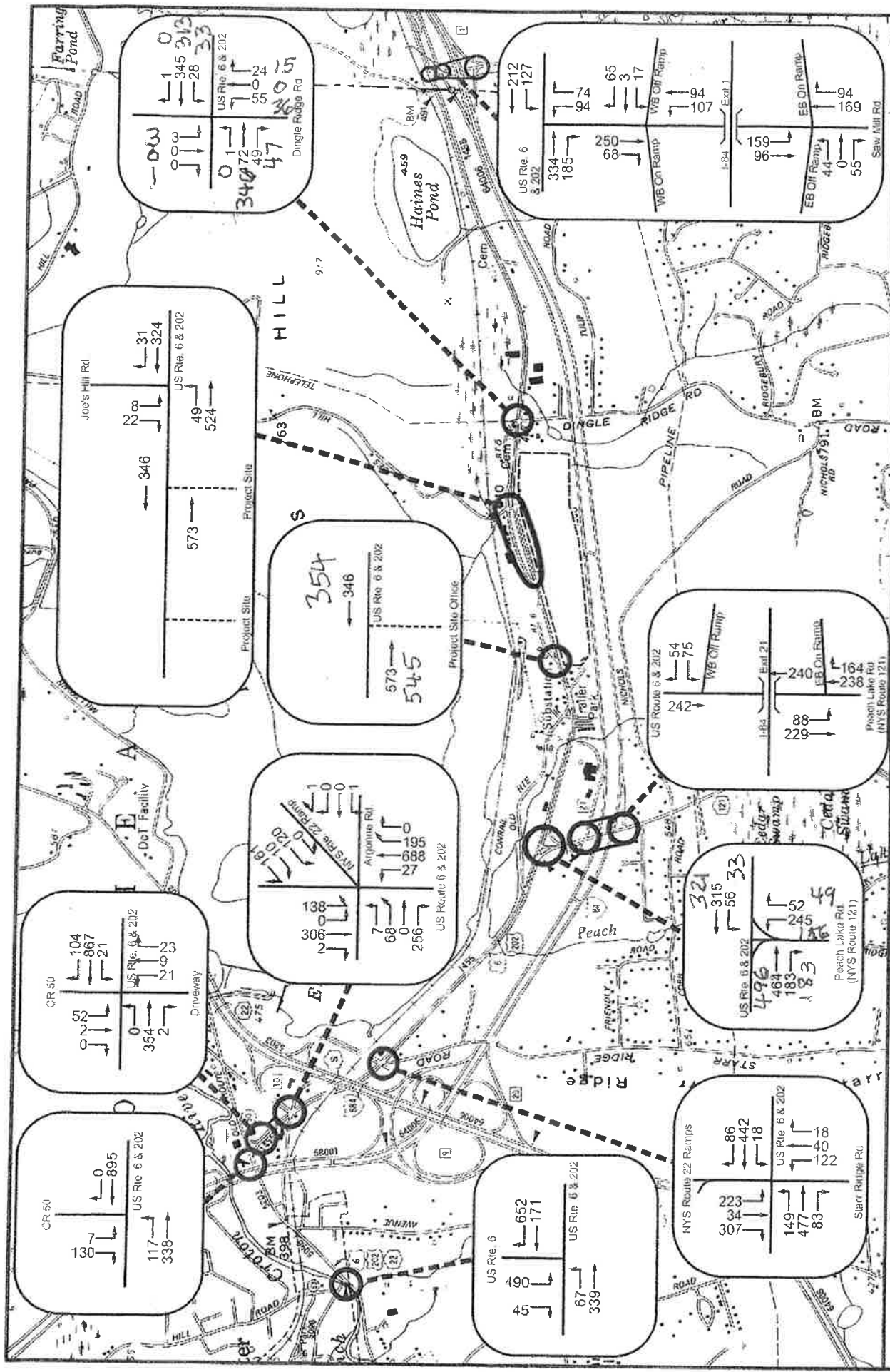
2014 update in Red

Base Map: USDOT 7.5-minute Planimetric Maps, Brewster and Peach Lake Quads

Site Property Boundary
 Intersections Studied
 WB Westbound
 EB Eastbound

N

 W E S



2014 update IN Red

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'