



April 8, 2019

Mr. Max Ferentinos, Executive Vice President
Artis Senior Living
1651 Old Meadow Rd,
McLean, VA 22102

Re: SDEIS Traffic Study - Additional Traffic Information
Artis Senior Living residential memory care facility
Village of Tarrytown, NY

Dear Mr. Ferentinos:

Kimley-Horn of New York, P.C. ("Kimley-Horn") has prepared this letter to provide additional information requested by the Village of Tarrytown's engineer to supplement the data provided in the traffic study prepared for the Supplemental Draft Environmental Impact Statement (SDEIS) for the proposed Artis Senior Living residential memory care facility. We offer the following responses to the Village engineer's comments.

Comment:

Address emergency situations such as peak hour discharge at 5 p.m. from 155 White Plains Road, vehicles entering ramp to bridge and emergency call from the proposed site.

Response:

In cases of emergency, NYS 119 is 58 feet wide and the NYS Thruway on-ramp is 25 feet wide, both of which provide ample width for the general motoring public to pull over and let emergency vehicles pass, if needed. The Proposed Action is projected to add no more than two extra vehicles to the highway system at any time when an emergency vehicle is responding to an incident. The requested zoning will generate approximately 1/3 less traffic than development permitted by the underlying zoning. Therefore, not only will the two extra vehicles added by the project to the highway system when an emergency vehicle is responding to an incident have no perceptible impact on emergency response times (at the 5pm commuter hour or at any other time), the requested rezoning, if used for the development of a residential memory care facility, will provide slightly better emergency response conditions than if an office or medical office building were constructed on the subject property.

Comment:

Add discussion of potential impacts to the newly installed westbound signalized ramp to the bridge.

Response:

With regard to the new ramp-metering traffic signal installed on the I-287 westbound on-ramp: a) the new traffic signal only impacts vehicles exiting the site and, in that instance, any increases in delay associated with the proposed development will be confined to the ramp or the site driveway; b) the proposed facility is projected to add two trips to the ramp in the busiest hour, the impact of which will

be imperceptible; and c) the requested zoning will only reduce any such impacts as the proposed facility will generate approximately 1/3 less traffic than development permitted by the underlying zoning.

Comment:

The submitted Traffic Study quantifies existing and future traffic conditions surrounding the site, both with and without the Project. It would appear that additional traffic studies could be requested related to applicant request to the BOT for the application of an A/D floating/overlay zone for a different eligible property.

Response:

The Village engineer is correct, additional traffic studies could be requested related to applicant requests to the Board of Trustee to apply the A/D floating/overlay zone to a different eligible property.

However, we expect that such studies, if requested (as permitted under the State Environmental Quality Review Act), would only confirm that any proposal to permit the construction of Alzheimer-Dementia Care Housing in other parcels along the NYS 119 corridor where the subject floating/overlay zone is being requested, would not result in significant traffic impacts as Alzheimer-Dementia Care Housing is, from a traffic perspective, one of the least-intensive uses permissible.

We trust the above information fully responds to the Village engineer's comments. As detailed herein and in the traffic study provided in the SDEIS, the addition of the A/D floating zone, which would permit Alzheimer's / Dementia Care Housing in place of other development, would have the effect of reducing future traffic volumes almost anywhere that it is used. Furthermore, in the specific application, the contemplated project will generate significantly fewer trips than development permitted by the underlying zoning. Therefore, it can be concluded that neither the proposed zoning amendment nor the proposed project contemplated for 153 White Plains Road will result in negative traffic impacts in the Village.

Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN OF NEW YORK, P.C.



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Project Manager

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cc: Mark Fry