



Memorandum

To: John Canning
Kimley-Horn

Date: June 17, 2021

Project #: 26747.01

From: Patrick Lenihan

Re: Tam O'Shanter Proposed Subdivision
Traffic Impact Study Key Issues

On June 10, 2021 a virtual meeting was held between members of the Village of Brookville's consultant review team for the proposed Tam O'Shanter Subdivision and members of the developer's project team.

With respect to the scope and assumptions to be made in the performance of the Traffic Impact Study (TIS) for the application (i.e., retention of the golf club clubhouse on a single lot, to be transferred to the Village for municipal use and the balance of the overall site to be subdivided to 27 single-family homes), the following represents the consensus reached:

- **Clubhouse** – The Village of Brookville intends to use the former clubhouse as a location for the Village Hall. For the purposes of the TIS, the future municipal use of the clubhouse site will be treated as "Government Office Building". This use, for which trip generation information is available in the Institute of Transportation Engineer's *Trip Generation* publication, will likely overestimate trips to and from this site. In this way the approach will reflect a high-side conservative approach to gauging potential impacts.
- **Future Build Year** – The build year represents the year in the future that all components of the site will be constructed and occupied. The TIS will be performed with a single build year, assuming that the residences are occupied, and the club house site is in use by the Village. Based on discussions with the developer, the appropriate build year is 2025.
- **Sight Distance** – The available site distance at all site access points will be field verified and compared to applicable standards. This will involve an update to information in the prior TIS to reflect the revised locations of site access points.
- **Intersections to be Evaluated** – The TIS will include evaluation of the following study intersections:
 - Cedar Swamp Road (NY 107) at Apple Road North/South (SUNY Old Westbury Access)
 - Cedar Swamp Road (NY 107) and Fruitledge Road
 - Jericho Oyster Bay Road (NY 106) at Brookville Road
 - Brookville Road and Fruitledge Road
 - Fruitledge Road at the Village Lot Access
 - Fruitledge Road at the Residential Subdivision Access

The above represents my understanding of the discussions and consensus on key issues related to the performance of the revised TIS. Please review and confirm that this accurately represents our discussions.

cc: R. Weiss
J. Martins, Esq.
P. Stevens, P.E.