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PLANNING DEPARTMENT

MAY 4 2023

TOWN OF YORKTOWN

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Engineering
& Design

May 2, 2023

Mr. Jason Brenner
Traffic & Safety Group
New York State Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603

SEQRA # 22-092 Underhill Farm
Town of Yorktown, Westchester County, New York
Colliers Engineering & Design Project No. 20006297A

Dear Mr. Brenner:

The following items are in response to comments contained in your email dated May 1, 2023. The items are numbered according to your review comments.

1. To determine the future cost of the signal the NYSDOT will like to see the cost estimate that your group came up with and compare to our Preliminary Cost Estimating Tool. This tool can be found in Chapter 21 of the HDM, under References. Chapter 21 (ny.gov) Training is also available. PCET Training - Signals - YouTube Additional the NYSDOT would like to know of the cost if the left turn lanes were built on Route 118.

Response: *The turn lanes and traffic signal improvements are being advanced by the Applicant together with the Town. As per the agreement with the Town, the Applicant will be reimbursed for a portion of the cost that they will incur due to the financing and implementation of the intersection the improvements. This reimbursement will be in the form of a tax abatement once the work is completed. This agreement is being finalized with the Town Board.*

Note, *that the future left turn lanes on NYS Route 118 are not part of the currently proposed work for the Route 118/Underhill Avenue intersection. The estimated cost for the same will be included as a separate item in the final cost estimate to be submitted as part of the final Highway Work Permit submission.*

2. The proposed mitigation of the right turn lane off Route 118 and left turn lanes on Underhill Ave. have shown to improve level of service of the intersection. NYSDOT recommends this proposed mitigation to be completed before the full operation of Underhill Farms project. Additionally, the intersection needs to be built so that when a future left turn lanes are constructed on Route 118 that the poles can handle the new weight and do not need to be relocated.

Response: Comment noted. The construction of the separate right turn lane on NYS Route 118 southbound, left turn lanes on the Underhill Avenue approaches, and traffic signal and pedestrian improvements will be completed before full operation of the Underhill Farm development. The positioning of the signal poles and other details will take into account the potential future addition of the left turn lanes on NYS Route 118. The signal pole placement will be designed as part of the final design plans and will be designed to accommodate the additional loadings from any additional overhead signs and/or additional signal heads.

3. NYSDOT will need to see the written agreement between the Town and Underhill Farms for the cost sharing.

Response: A copy of the written agreement between the Town and Underhill Farm, once it is executed by the Town Board, will be provided to NYSDOT prior to the Highway Work Permit issuance.

4. Provided the NYSDOT truck turning movements at the intersection of Route 118/Underhill Ave. In particular show the typical deliver truck and fire truck for the site.

Response: The truck turning movements, including fire vehicles and delivery trucks, have been completed and are attached as Sheets TT-1 and TT-2. The final details and any adjustments will be included as part of the final construction drawings. Note that due to the location of the main fire station, it is likely that the responding vehicle to this site will likely occur as a through movement on the Underhill Avenue westbound approach across the intersection.

5. Regarding the trip generation, since the size of the quality restaurant is smaller than most study areas in the ITE we would like to see the trips based on the number of seats at the restaurant.

Response: Note that in the revised traffic study, at the suggestion of the Planning Board, a larger size restaurant (4,000 s.f.) was also evaluated and the trips can be accommodated by the proposed improvements (see Appendix I of the Revised Traffic Impact Study dated April 20, 2023).

6. To determine the max number of trips for the site the NYSDOT would prefer the use of peak hour traffic for the residential section of the study.

Response: The traffic analysis contained in the Traffic Impact Study is based on the higher peak hour of generator volumes for both the residential and commercial portions of the project as shown in Table 1A and described in Section III.B of the Traffic Impact Study.

7. Regarding additional access points along Route 118 for the project site. Currently the Right of Way boundary is designated a fee without access based on our record plans. This means the NYSDOT restricts all access to the state highway from the property acquired from which included pedestrian access. If there is a particular reservation in the map's language it could be different. The ROW Mapping Procedure Manual is a good resource, section 5.16 includes several examples. Below are links to be able to review our record plans and determine if there is additional language.

Response: Comment noted. The Right-of-Way maps have been reviewed and the NYS Route 118 frontage is "without access" for both vehicles and pedestrians.

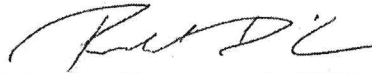
At this time, detailed survey information is being compiled for the intersection and any additional design details will be incorporated as part of the Highway Work Permit more detailed design documents.

Sincerely,

Colliers Engineering & Design CT, P.C.



Philip J. Grealy, Ph.D., R.E.
Geographic Discipline Leader



Richard G. D'Andrea, P.E., PTOE
Assistant Department Manager

cc: S. Le Vine, Ph.D., AICP
J. Tegeder, RA

Philip Grealy

From: Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>
Sent: Monday, May 1, 2023 10:57 AM
To: Richard D'Andrea
Cc: Philip Grealy; Darelus, Anne D (DOT); Gorney, Lance (DOT); Scott Le Vine
Subject: RE: SEQR 22-092 - Underhill Farm

This message originated from outside your organization

Richard,

NYS DOT has reviewed the updated TIS and Synchro models for the Underhill Farms project.

1. To determine the future cost of the signal the NYS DOT will like to see the cost estimate that your group came up with and compare to our Preliminary Cost Estimating Tool. This tool can be found in Chapter 21 of the HDM, under References. [Chapter 21 \(ny.gov\)](#) Training is also available. [PCET Training - Signals - YouTube](#) Additional the NYS DOT would like to know of the cost if the left turn lanes were built on Route 118.
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Record Plans can be accessed at <https://www.dot.ny.gov/main/recordplans> . There are several training videos to watch on how to navigate the site.

There is also a ROW Public Access site at <https://www.dot.ny.gov/main/ROWAcquisitionMaps> . These are listed by County and SH #.

Jason Brenner

Assistant Engineer
New York State Department of Transportation, Hudson Valley

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Customer: Latham through Client Satisfaction
 Date: 11/11/2010
 Project: 100 Westchester Avenue, Suite 100

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REV	DATE	CHANGED BY	DESCRIPTION
1	11/11/10	MS/ST	ISSUE FOR PLANNING BOARD CONSIDERATION COMMENTS

PRELIMINARY

FUTURE INTERSECTION
 IMPROVEMENT PLAN

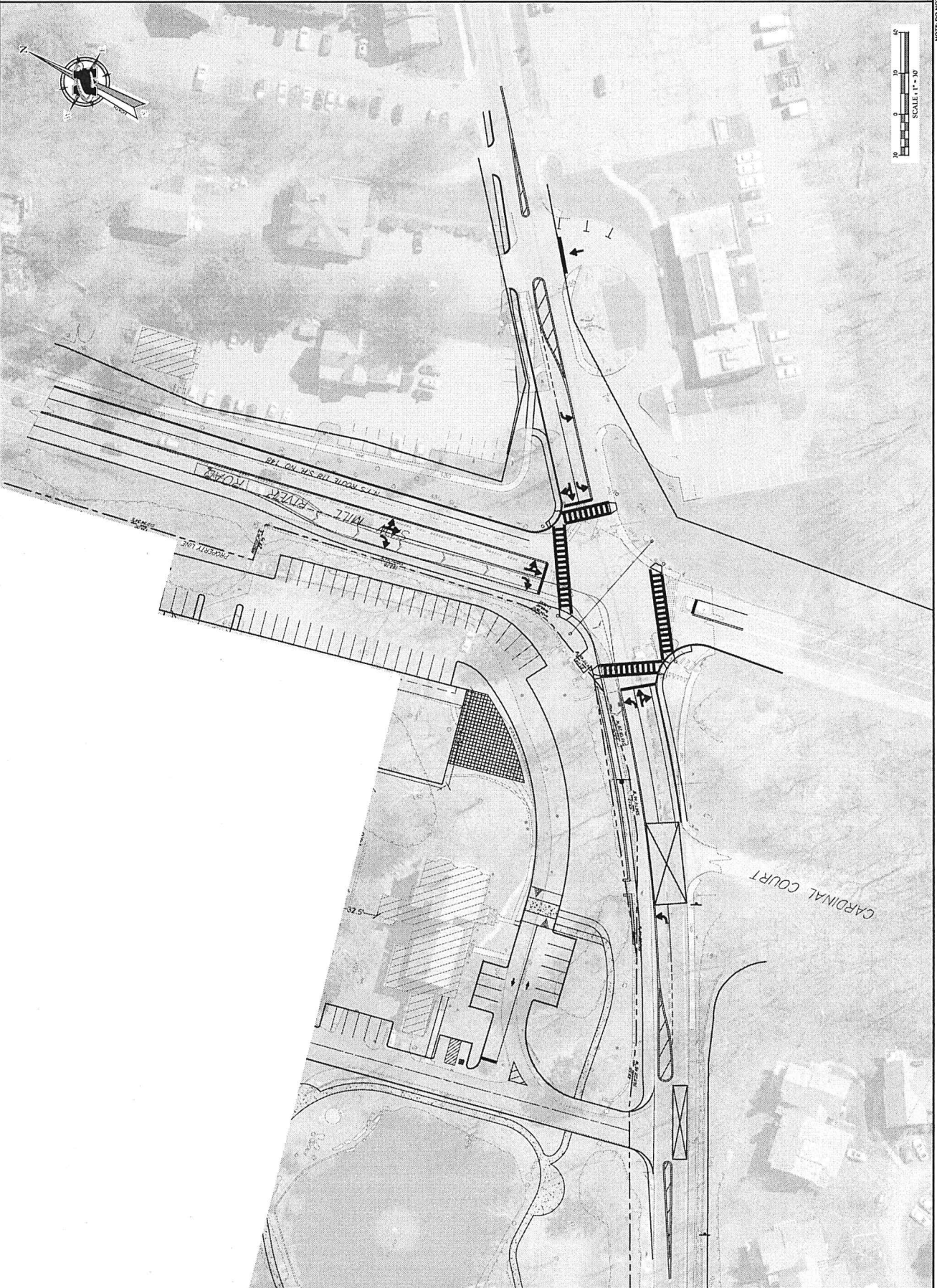
ALTERNATE 1

NYS ROUTE 118 &
 UNDERHILL AVENUE
 TOWN OF YORKTOWN
 WESTCHESTER COUNTY
 NEW YORK

WESTCHESTER OFFICE
 100 Westchester Avenue, Suite 100
 Westchester, NY 10598
 Phone: 914.914.1000
 Fax: 914.914.1001

PROJECT NO. 100 WESTCHESTER AVENUE, SUITE 100
 SHEET NO. 118-1
 DATE: 11/11/2010

PROJECT TITLE: FIRE TRUCK TURNING TRACK SOUTHBOUND RIGHT TURN
 SCALE: 1" = 30'
 TT-1



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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REV	DATE	DESCRIPTION
1	11/19/18	ISSUE FOR PERMITS
2	02/25/19	REVISIONS FOR COMMENTS

PRELIMINARY

FUTURE INTERSECTION
 IMPROVEMENT PLAN

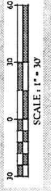
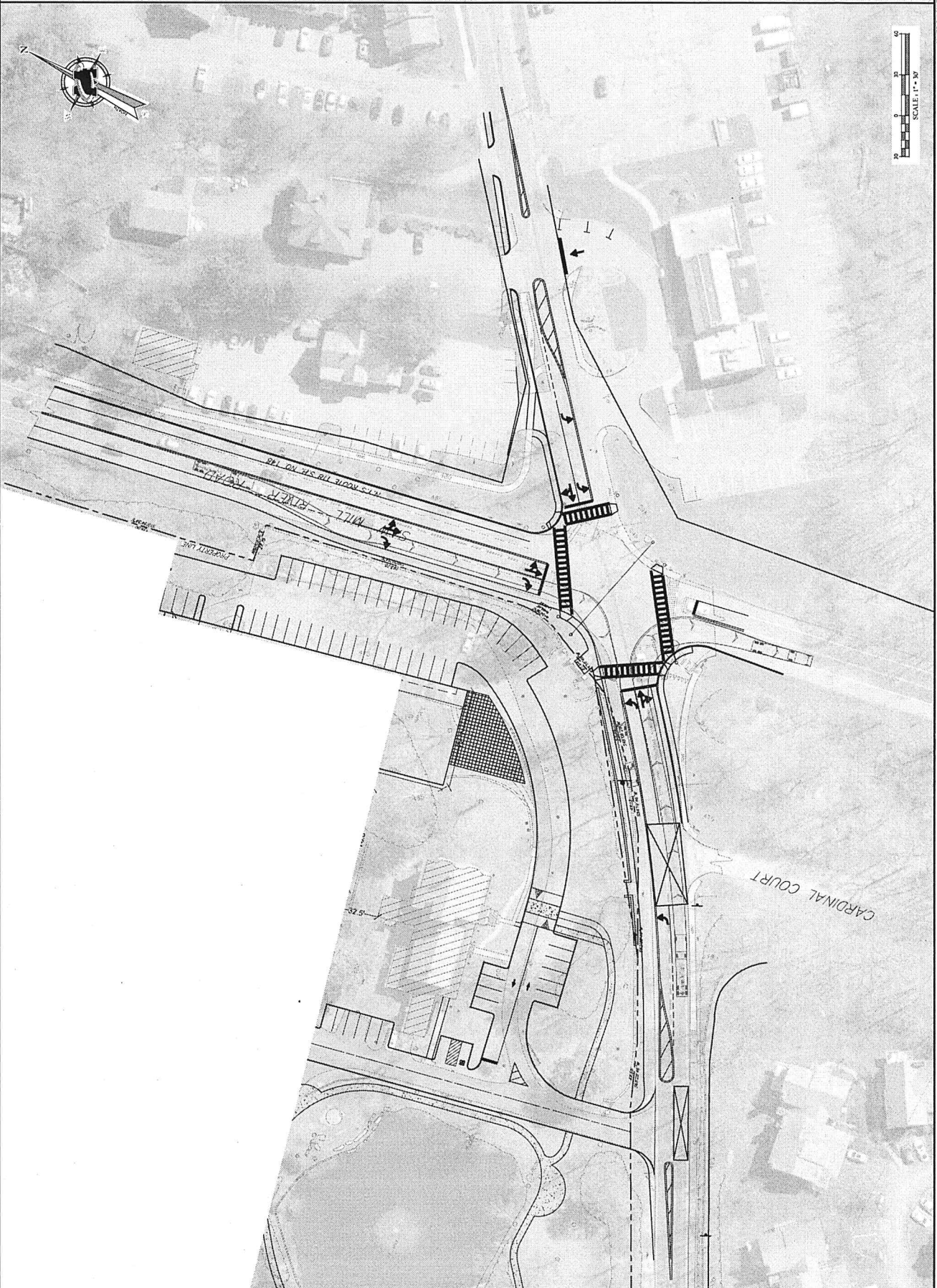
ALTERNATE 1

SYS ROUTE 118 &
 UNDERHILL AVENUE
 TOWN OF YORKTOWN
 WESTCHESTER COUNTY
 NEW YORK

WESTCHESTER SOURCE
 100 West 10th Street
 New York, NY 10011
 Tel: 212-691-1000
 Fax: 212-691-1001
 www.westchester-source.com

PROJECT NO.	WB-40
DATE	11/19/18
SCALE	1" = 30'
DESIGNED BY	...
CHECKED BY	...
DATE	...

TURNING TRACK
 SOUTHBOUND RIGHT TURN
 TT-2



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.