



January 24, 2020

Mr. Chuck Marshall
Stewart's Shops
P.O. Box 435
Saratoga Springs, NY 12866

**RE: Trip Generation Assessment, Stewart's Shops, 8 West Bridge Street, Village of Catskill, Greene County,
New York; CM Project No. 120-028**

Dear Mr. Marshall:

Creighton Manning Engineering, LLP has completed a trip generation assessment for the proposed construction of a *Stewart's Shop* located in the northwest quadrant of the signalized NY Route 385 (West Bridge Street)/West Main Street intersection in the Village of Catskill. This evaluation is based on information provided in the "Proposed Site Plan," prepared by *Stewart's Shops* dated January 2, 2020 included under Attachment A.

1.0 Project Description

The proposed project includes construction of a 3,996 square foot (SF) *Stewart's Shop* convenience market with six fueling positions (three pumps) at 8 West Bridge Street. The project site will combine four parcels and remove two existing buildings associated with the *Mountain T-Shirts* graphics store and the *Solid Mahogany Tables* furniture store. Access to the existing parcels on this intersection corner is provided via two curb cuts on West Bridge Street and one curb cut on West Main Street. It is noted that access to four garage openings on West Main Street is also provided. The existing driveway on West Main Street will remain. In addition, the driveway on West Bridge Street located on the western edge of the property will remain while the second driveway located closer to the traffic signal will be removed. The four access points associated with the garage openings will also be eliminated. The removal of the curb cut on West Bridge Street and access points on West Main Street promotes positive access management. The study area is shown on Figure 1.

2.0 Trip Generation Assessment

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) *Trip Generation*, 10th edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. The trip generation of the proposed *Stewart's Shop* was estimated using land use code (LUC) 853 for a Convenience Market with Gasoline Pumps.

It can be expected that some trips to the gas station/convenience market originate from traffic that is already passing the site on West Bridge Street and West Main Street. Pass-by trips are vehicles that will stop at the site before continuing on to their primary destination. For example, a driver traveling eastbound on West Bridge Street leaving work may stop at the convenience store and then continue eastbound towards home. This type of trip is considered a pass-by trip. Based on a review of data published by ITE, a pass-by trip percentage (60% to 65%) was applied to trips generated by the site as shown on Table 1.

The proposed development of the site will replace the existing graphics store and furniture store land uses. It is not anticipated that these stores currently generate a significant amount of peak hour traffic; therefore, in order to provide a conservative assessment, the proposed total external trip generation of the site was not reduced by the amount of external trips currently generated by the existing land uses. The peak hour trip generation estimate is summarized in Table 1.

Table 1 – Trip Generation Summary

Land Use	Size (SF)	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Stewart's Shop	3,996	81	81	162	99	98	197
Pass By Trips (60% AM Peak/65% PM peak)		-49	-49	-98	-64	-64	-128
Proposed Primary Trips		32	32	64	35	34	69

Accounting for pass-by trips, the proposed development will generate a total of 64 new vehicle trips during the AM peak hour and 69 new vehicle trips during the PM peak hour. The total number of trips expected at the Site Driveways is the sum of the new trips and the pass-by trips. The magnitude of the new vehicle trips generated at the site is less than the NYS DOT and ITE threshold of 100 site generated vehicles on any one intersection approach for needing off-site intersection analysis. This guidance was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off site intersections and screen out locations from requiring detailed analysis that do not reach the 100 vehicle threshold indicating that additional detailed intersection analysis is not needed and that the site generated traffic will be accommodated by the existing roadway network.

3.0 Trip Generation Conclusions

Based on a review of site generated traffic, it is not anticipated that the proposed development will have an adverse impact to adjacent intersections. The trip generation estimate indicates that this project will generate a total of 64 new vehicle trips during the AM peak hour and 69 new vehicle trips during the PM peak hour. The anticipated overall trips distributed to the surrounding roadways are below the ITE and NYS DOT 100-vehicle threshold indicating that the site generated traffic will be accommodated by the existing roadway network.

If you have any questions regarding the above trip generation assessment, please feel free to contact our office.

Respectfully submitted,
Creighton Manning Engineering, LLP


 Mark D. Nadolny
 Associate

Attachments

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PROJECT LOCATION
STEWART'S SHOP
VILLAGE OF CATSKILL, NEW YORK



PROJECT: 120-028

DATE: 01/2020

FIGURE: 1

Attachment A
Proposed Site Plan

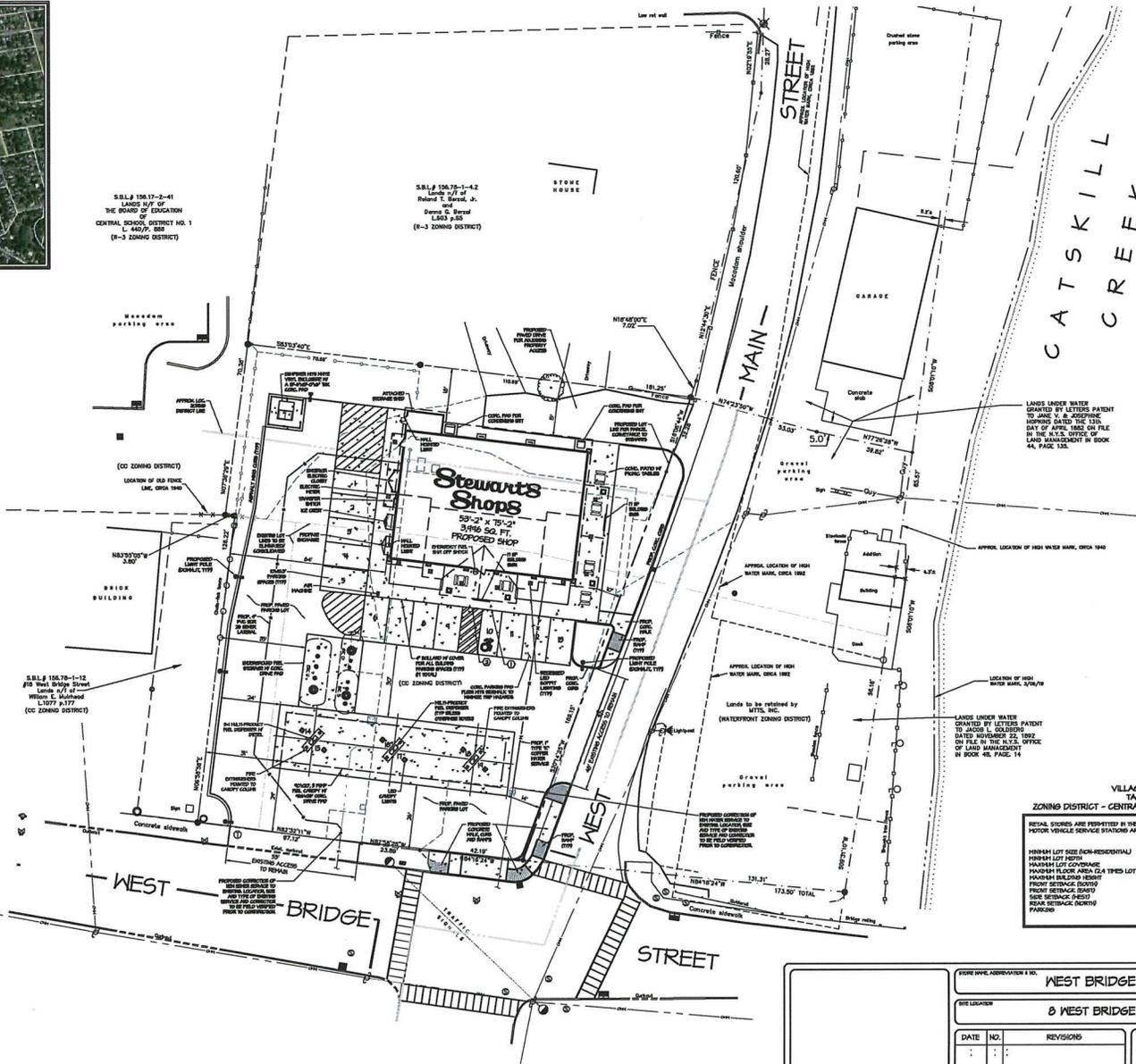
Stewart's Shop
Village of Catskill, New York



SITE LOCATION MAP
SCALE: 1/4" = 1'

S.B.L.# 156.17-2-41
LANDS W/V OF
THE BOARD OF EDUCATION
OF
CENTRAL SCHOOL DISTRICT NO. 1
L. 140.75. 582
(R-3 ZONING DISTRICT)

S.B.L.# 156.75-1-42
LANDS W/V OF
Robert T. Stewart, Jr.
Doris G. Stewart
L. 603 p. 20
(R-3 ZONING DISTRICT)



LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	⊗
WATER VALVE	⊕
GAS VALVE	⊗
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊕
CURB INLET	⊕
CATCH BASIN	⊕
BOY HIRE	⊕
UTILITY POLE	⊕
SIGNPOST	⊕
TRAFFIC SIGNAL CONTROL BOX	⊕
POLE LIGHT	⊕
WELL	⊕
BOLLARD	⊕
IRRIGATION SLEEVE	---
OVERHEAD UTILITIES	---
WATER SERVICE, 1"	---
1" DTE NY COPPER	---
SEWER SERVICE, 4" SDR 35	---
STORM PIPE, EXISTING	---
PROPOSED, 18"	---
STOCKADE FENCE	---
CHAINLINK FENCE	---
SPLITRAIL FENCE	---
18" W/ ELECTRICAL/TELE SERVICE	---
18" W/ ELECTRICAL CONDUIT	---
18" W/ GAS LINE	---
18" W/ CEMERAL CONDUIT	---
DIESEL PRODUCT LINE	---
SUPER PRODUCT LINE	---
MIXED PRODUCT LINE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED SPOT ELEVATION	⊕
EXISTING UNCHANGED SPOT ELEVATION	⊕

SIGN KEY

1) ALL SIGNS ARE TO CONFORM WITH NY S.D.D.T. STANDARD SECTION 645.

2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND.

3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



VILLAGE OF CATSKILL - GREENE COUNTY
TAX MAP S.B.L.# 156.10-4151415

ZONING DISTRICT - CENTRAL COMMERCIAL (CC) & COMMERCIAL RESIDENCE (R-3)

RETAIL STORES ARE PERMITTED IN THE CC AND R-3 DISTRICTS
MOTOR VEHICLE SERVICE STATIONS ARE PERMITTED IN THE CC DISTRICT SUBJECT TO A SPECIAL USE PERMIT.

MINIMUM LOT SIZE (R-3/RESIDENTIAL)	NO REQUIREMENT	REQUIRED:
MINIMUM LOT FRONT	NO REQUIREMENT	50 FEET
MINIMUM LOT DEPTH	NO REQUIREMENT	50 FEET
MINIMUM FRONT YARD SETBACK	NO REQUIREMENT	10 FEET
MINIMUM SIDE YARD SETBACK	NO REQUIREMENT	5 FEET
MINIMUM REAR YARD SETBACK	NO REQUIREMENT	5 FEET
MINIMUM FRONT SETBACK	NO REQUIREMENT	10 FEET
MINIMUM SIDE SETBACK	NO REQUIREMENT	5 FEET
MINIMUM REAR SETBACK	NO REQUIREMENT	5 FEET
MINIMUM FRONT SETBACK (DECK)	NO REQUIREMENT	5 FEET
MINIMUM REAR SETBACK (DECK)	NO REQUIREMENT	5 FEET
MINIMUM FRONT SETBACK (DECK)	NO REQUIREMENT	5 FEET
MINIMUM REAR SETBACK (DECK)	NO REQUIREMENT	5 FEET

STORY LEVEL: ABOVE GRADE + 1.00		WEST BRIDGE STREET - WBSI - 129	
SITE LOCATION: 8 WEST BRIDGE STREET - CATSKILL, NY			
DATE	NO.	REVISIONS	
DRAWN BY: JES		SCALE: 1/4" = 1'	
DATE: 1/2/20		DRAWN NO.:	
DRAWN NO.:		5-1	
TITLE: PROPOSED SITE PLAN			

ALTERNATE TO THIS DOCUMENT BY CHECK THIS AND ACCORDINGLY LEGISLATION, ORDINANCE & ELEVATION AND A VIOLATION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.