



March 9, 2022

Mr. Edward P. Butt, AIA
Building Inspector
Village of Plandome Manor
55 Manhasset Avenue
Manhasset, NY 11030

Re: Traffic Assessment – Relocation of the Richardson House

Dear Mr. Butt:

As requested during our recent telephone conversations, I have prepared this Traffic Assessment regarding the above matter.

It is my understanding that the Village of Plandome Manor is proposing to relocate the Richardson House from its current location at 149 Circle Drive, to the Village-owned lot on Circle Drive, north of Stonytown Road, for use as the Village Hall. Because some members of the public have raised concerns about the possible traffic impacts of the proposal, you asked me to evaluate the proposed relocation with respect to traffic conditions, and to provide my professional opinion.

In order to quantify the existing and future traffic volumes on Circle Drive near the proposed Village Hall location, I arranged for an Automatic Traffic Recorder (ATR) machine to be placed on Circle Drive, north of Stonytown Road, for several days beginning February 15, 2022. The machine recorded traffic volumes (see Attachment 1) on an hourly and daily basis, with the following daily results:

Day of Week	Total Vehicles per Day
Tuesday	228
Wednesday	224
Thursday	218
Friday	206
Saturday	129
Sunday	111

Based on the above, the weekday average was 219 vehicles per day. As expected, the weekend average of 120 vehicles per day was significantly lower, due to the absence of work-related and school-related trips. These numbers represent the existing traffic conditions and serve as a baseline.

I also developed projections of the traffic volumes which would be generated by the presence and operation of the Village Hall on the proposed site. In order to do this, I reviewed a log of visitor activity at the existing Village Hall on Manhasset Avenue in Manhasset. The information (see Attachment 2) showed that, over a period of 18 weekdays, a total of 41 visitors came to Village Hall, an average of 2.3 visitors per day, which presumably would continue at the new location. Since each visitor would generate 2 trips (one trip to Village Hall and one trip when leaving) they would generate approximately 5 trips per day.

Mr. Edward P. Butt, AIA
Building Inspector
Village of Plandome Manor
March 9, 2022
Page 2



In addition to the visitors, Plandome Manor has 3 employees who work at Village Hall, although all 3 are not there every day. However, assuming that all are there on each weekday and they each generate 2 trips (one trip arriving at Village Hall and one trip when leaving), the staff would generate 6 trips per day.

Taken together, Village Hall would generate 11 trips per day (5 by visitors and 6 by staff).

By comparison, a single family home generates, on average, 9.5 trips per day, according to the "Trip Generation Manual – 11th Edition" published by the Institute of Transportation Engineers, a widely recognized reference source used by traffic engineering professionals.

Therefore, the traffic projected to be generated by the operation of the Plandome Manor Village Hall on Circle Drive will be generally equivalent to the traffic generated by a single family home, especially considering that the Village Hall would only be open 5 days per week, rather than the 7 days per week that a single family home would generate traffic activity. Furthermore, the additional 11 trips per day would be spread out over the 7 hours that Village Hall is open, and would not result in any surges in traffic flow.

In conclusion, based upon the results of my study and analysis, it is my professional opinion that the proposed relocation of the Richardson House to the Villaged-owned property will not have any measurable impact on the existing traffic flow conditions along Circle Drive.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in blue ink, appearing to read "Robert M. Eschbacher", is written over a light blue grid background.

Robert M. Eschbacher, PE

RME/ba
att.

TRAFFIC DATABANK LLC
 716 SOUTH SIXTH AVE
 MT VERNON, NY, 10550

Start Time	14-Feb-22		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	0	0	0	0	0	0	1	1	0	0	0	0	2	2	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	3	14	7	12	6	13	8	2	1	0	0	1	3	7
08:00	0	0	10	8	8	7	8	8	5	3	3	7	3	3	6	6
09:00	0	0	7	4	11	12	4	4	7	4	4	7	3	3	5	5
10:00	0	0	6	5	5	7	3	3	6	4	8	4	4	4	4	4
11:00	0	0	5	8	8	7	4	8	4	4	7	10	3	4	4	6
12:00 PM	0	0	12	13	11	14	8	12	8	8	11	3	7	6	8	8
01:00	0	0	9	8	6	6	6	6	10	11	2	6	4	4	6	6
02:00	0	0	6	3	10	6	8	8	8	3	3	4	4	4	5	5
03:00	0	0	9	12	11	11	13	8	7	10	3	4	6	6	6	6
04:00	0	0	15	6	7	4	8	8	11	6	4	1	4	4	7	8
05:00	0	0	6	5	17	5	9	9	10	10	8	4	4	2	8	5
06:00	0	0	7	14	7	6	6	6	10	10	3	3	2	2	7	4
07:00	0	0	3	4	2	4	4	4	8	4	3	3	4	4	5	6
08:00	0	0	3	1	3	1	3	3	3	3	2	2	2	2	2	3
09:00	0	0	7	1	6	1	4	4	1	1	1	1	1	1	3	1
10:00	0	0	6	1	0	2	0	0	1	0	1	1	1	1	2	1
11:00	0	0	2	0	0	0	0	0	3	1	0	0	0	0	2	0
Lane	0	0	117	111	119	105	104	114	105	101	64	65	57	54	80	81
Day	0	0	228	218	224	206	218	206	129	111	161	161	161	161	161	161
AM Peak	-	-	08:00	07:00	09:00	09:00	07:00	07:00	09:00	07:00	10:00	11:00	08:00	10:00	08:00	07:00
Vol.	-	-	10	14	11	7	13	8	8	8	10	10	6	4	6	7
PM Peak	-	-	16:00	18:00	17:00	16:00	15:00	13:00	12:00	13:00	12:00	13:00	12:00	18:00	12:00	12:00
Vol.	-	-	15	14	17	11	13	11	11	11	6	6	7	7	8	8

Robert Eschbacher

From: Ed butt <ebutt@ebuttarch.com>
Sent: Monday, February 28, 2022 5:44 PM
To: Robert Eschbacher
Subject: [External] FW: Traffic Study Visits the Ricardson House. Circle Drive.
Attachments: Traffic Study Report 2-28-22.pdf

See attached.

If you have any questions please feel free to contact me in the office.

Edward P. Butt
Edward Paul Butt Architect
PO Box 2069
New Hyde Park, NY 11040
Tel. 516-625-6625
Fax 516-625-6629
Ebutt@ebuttarch.com

From: Lisa Mancuso [mailto:clerk@plandomemanor.com]
Sent: Monday, February 28, 2022 2:37 PM
To: Edward Butt; Ed Butt (ebutt@ebuttarch.com)
Subject: Traffic Study Visits

Here are the visits per day breakdown.
Let me know if you need anything else.

*With a smile,
Lisa Mancuso*

Village Clerk
Village of Plandome Manor
55 Manhasset Avenue
Manhasset, NY 11030
Phone (516) 627-3701
Fax (516) 627-7067
clerk@plandomemanor.com

DATE	VISITORS PER DAY
1/24/2022	2
1/25/2022	1
1/26/2022	1
1/27/2022	5
1/28/2022	1
1/31/2022	2
2/2/2022	4
2/3/2022	2
2/10/2022	2
2/11/2022	2
2/14/2022	4
2/15/2022	4
2/16/2022	2
2/17/2022	1
2/18/2022	3
2/22/2022	1
2/23/2022	1
2/24/2022	3



Virus-free. www.avast.com