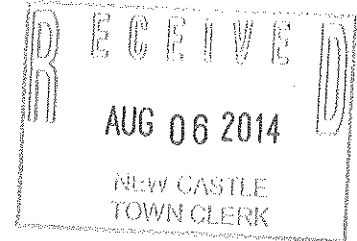


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MOUNT KISCO, NEW YORK 10549
(914) 666-5600

August 6, 2014



Via Email

Hon. Robert J. Greenstein, Supervisor and
Members of the Town of New Castle Town Board
Town Hall
200 South Greeley Avenue
Chappaqua, NY 10514

Re: SG Chappaqua B, LLC.
480 Bedford Road, Chappaqua, New York

Dear Supervisor Greenstein and Members of the Town Board:

As your Board requested at the July 22, 2014 session of the public hearings, we enclose a Memorandum prepared by Dr. John Collins of Maser Consulting, P.A. in which he sets forth in "Table" form certain traffic information contained in the Supplemental EIS and upon which this Board's 2013 Supplemental Findings were based, as well as the 2014 Revised Retail PDCP which shows a reduction in traffic volume as compared to the 2013 (DEIS) Retail PDCP.

We trust this is responsive to your Board's request and that you will close the public hearings on August 12.

Respectfully submitted,


John S. Marwell

JSM/lp
Enclosure

c: Sabrina Charney-Hull
Nicholas Ward-Willis, Esq.



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MEMORANDUM

To: John S. Marwell
Andy V. Tung, ASLA Esq., LEED AP

From: John T. Collins, Ph.D., P.E.

Date: July 30, 2014

Re: Chappaqua Crossing Site Traffic Volume Tables
MC Project No. 12100097A

The Town Board requested at its last meeting a comparison of the Chappaqua Crossing Site Traffic Volumes under existing and future conditions on the same Table. Table A attached summarizes the following conditions:

- 1) 2008 Existing Conditions with Readers Digest (not fully occupied)
- 2) Re-Occupancy of the Existing Office Building ("No-Build" Scenario in 2011 SEQR Findings)
- 3) 2011 Town Board created CR&EV Project (Per 2011 SEQR Findings)
- 4) 2013 Retail PDCP (Per 2013 Supplemental SEQR Findings)
- 5) 2014 Revised Retail PDCP

It should be noted that Scenarios 1 through 4 were analyzed in detail in the SDEIS.

The Town Board also requested a breakdown of the Site Traffic Volumes for the retail components of the site. Table B summarizes both the 2013 Retail PDCP and 2014 Revised Retail PDCP Site Traffic Volumes. As shown in Table B, the 2014 Revised Retail PDCP would result in a reduction of 12 trips during the Weekday Peak School Hour, a reduction of 60 trips during the Weekday Peak AM Highway Hour, a reduction of 170 trips during the Weekday School Exit Hour, a reduction of 199 trips during the Weekday Peak PM Highway Hour and a reduction of 185 trips during the Saturday Peak Hour when compared to the 2013 Retail PDCP for which the 2013 Supplemental SEQR Findings were adopted.

Table B also permits the comparison of traffic volumes associated with different retail uses and sizes. For example, the reduction of the supermarket from 60,000 s.f. under the 2013 retail PDCP to 40,000 s.f. under the Revised Retail PDCP (a 20,000 s.f. reduction) resulted in a reduction of 210 trips during the Weekday Peak PM Highway Hour for that retail component.

Similarly, increasing the general retail from 46,000 s.f. under the 2013 Retail PDCP to 55,000 s.f. under the Revised Retail PDCP (a 9,000 s.f. increase) resulted in an increase of 54 trips during the Weekday Perak PM Highway Hour for that retail component.



TABLE A

CHAPPAQUA CROSSING SITE GENERATED TRAFFIC VOLUMES

TIME PERIOD	2008 EXISTING (1)	RE-OCCUPANCY OF EXISTING OFFICE NO-BUILD (2)	2011 CR&EV PROJECT (3)	2013 RETAIL PDCP (4)	2014 REVISED PDCP (5)
WEEKDAY PEAK AM SCHOOL HOUR	160	430	436	491	479
WEEKDAY PEAK AM HIGHWAY HOUR	380	839	910	972	912
WEEKDAY SCHOOL EXIT HOUR	105	416	444	917	747
WEEKDAY PEAK PM HIGHWAY HOUR	340	832	886	1245	1046
SATURDAY PEAK HOUR	45	275	347	942	757

(1) - 2008 EXISTING - READERS DIGEST - 371,000 S.F. LEASED AREA (NOT FULLY OCCUPIED)

(2) RE-OCCUPANCY OF EXISTING OFFICE (NO-BUILD) - 671,000 S.F. MULTI-TENANT OFFICE (2011 SEQR FINDINGS)

(3) - 2011 CR&EV PROJECT - 662,000 S.F. MULTI-TENANT OFFICE & 111 RESIDENTIAL UNITS (2011 SEQR FINDINGS) (2011 SEQR FINDINGS)

(4) - 2013 RETAIL PDCP - 542,000 S.F. MULTI-TENANT OFFICE, 111 RESIDENTIAL UNITS & 120,000 S.F. RETAIL (60,000 S.F. SUPERMARKET, 46,000 S.F. RETAIL & 14,000 S.F. PHARMACY) W/ MULTI-USE DEVELOPMENT (INTERNAL) AND PASS-BY CREDITS (2013 SUPPLEMENTAL SEQR FINDINGS)

(5) - REVISED RETAIL PDCP - 542,000 S.F. MULTI-TENANT OFFICE, 111 RESIDENTIAL UNITS & 120,000 S.F. RETAIL (40,000 S.F. SUPERMARKET, 55,000 S.F. RETAIL & 25,000 S.F. HEALTH CLUB) W/ MULTI-USE DEVELOPMENT (INTERNAL) AND PASS-BY CREDITS

TABLE B

CHAPPAQUA CROSSING RETAIL SITE GENERATED TRAFFIC VOLUMES (W/NO CREDITS)

TIME PERIOD	2013 RETAIL PDCP - PER SUPPLEMENTAL SEQOR FINDINGS				TOTAL 120,000 S.F.
	SUPERMARKET 60,000 S.F.	RETAIL 46,000 S.F.	PHARMACY 14,000 S.F.	HEALTH CLUB 25,000 S.F.	
WEEKDAY PEAK AM SCHOOL HOUR	108	33	19		160
WEEKDAY PEAK AM HIGHWAY HOUR	215	66	37		318
WEEKDAY SCHOOL EXIT HOUR	568	248	131		947
WEEKDAY PEAK PM HIGHWAY HOUR	631	275	145		1051
SATURDAY PEAK HOUR	651	369	110		1130

- 1) SUPERMARKET - ITE LAND USE 850
- 2) RETAIL - ITE LAND USE 820
- 3) PHARMACY - ITE LAND USE 881

TIME PERIOD	2014 REVISED RETAIL PDCP				TOTAL 120,000 S.F.
	SUPERMARKET 40,000 S.F.	RETAIL 55,000 S.F.	HEALTH CLUB 25,000 S.F.	PHARMACY 14,000 S.F.	
WEEKDAY PEAK AM SCHOOL HOUR	72	40	36		148
WEEKDAY PEAK AM HIGHWAY HOUR	143	79	36		258
WEEKDAY SCHOOL EXIT HOUR	379	296	102		777
WEEKDAY PEAK PM HIGHWAY HOUR	421	329	102		852
SATURDAY PEAK HOUR	434	441	70		945

- 1) SUPERMARKET - ITE LAND USE 850
- 2) RETAIL - ITE LAND USE 820
- 4) HEALTH CLUB - ITE LAND USE 492

ALL TRIPS RATES BASED ON ITE TRIP GENERATION MANUAL, 8TH EDITION
NO CREDIT WAS TAKEN FOR "PASS-BY" OR "INTERNAL" TRIPS