

## Lori Stid

---

**From:** Peter Vars <pvars@bmepc.com>  
**Sent:** Tuesday, August 20, 2024 11:50 AM  
**To:** Lori Stid  
**Cc:** Rob Kozarits; Eric Williams; Jason Kennedy; Chris DiMarzo; Christian M. Nadler  
**Subject:** RE: Three90 Woodcliff NYSDOT Response Letter  
**Attachments:** 390 Woodcliff NYSDOT TIS Review - August-2024.pdf

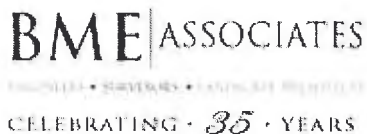
[CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe]

Good morning Lori

Attached please find the review letter submitted by NYSDOT in response to their review of the project traffic study completed by Passero Associates for Three90 Woodcliff. This letter is provided for the project file and for distribution to the appropriate Town staff and Boards. Please let us know if you require anything else concerning this matter.

Thank you

Peter G. Vars, P.E.  
President



BME Associates  
10 Liftbridge Lane East  
Fairport, NY 14450  
Phone: (585) 377-7360 x112

**From:** Lori Stid <lStid@perinton.org>  
**Sent:** Tuesday, August 20, 2024 11:43 AM  
**To:** Peter Vars <pvars@bmepc.com>  
**Cc:** Lori Stid <lStid@perinton.org>; Rob Kozarits <rkozarits@perinton.org>; Eric Williams <ewilliams@perinton.org>; Jason Kennedy <jkennedy@perinton.org>  
**Subject:** FW: Three90 Woodcliff NYSDOT Response Letter

Peter,

Please e-mail me a copy for the record and for distribution to appropriate Boards and Town staff the letter from NYS DOT which you reference below.

**Lori**  
Lori Stid  
Director of Volunteer Boards  
Liaison Conservation Board & Sustainability Advisory Board

Assistant to Town Attorney  
Town of Perinton  
1350 Turk Hill Road  
Fairport, NY 14450  
tel – 585-223-0770 & fax 585-223-3629  
[lstd@perinton.org](mailto:lstd@perinton.org)

[Pending Requests - Properties Under Review](#)  
[Overall Board Meeting Schedule – Applications before Boards](#)  
[Fee Schedule](#)  
[Volunteer Board Information](#)  
[Government Information](#)  
[Town Code](#)  
<https://perinton.org/about/>  
<https://finditinfairport.com/>  
<https://www.fairportpartnership.org/>  
<https://www.fairportfoundation.org/>  
[Perinton Alert Services System – sign up](#)  
<https://perinton.org/newsletters/> - sign up



---

**From:** Rob Kozarits <[rkozarits@perinton.org](mailto:rkozarits@perinton.org)>  
**Sent:** Tuesday, August 20, 2024 10:38 AM  
**To:** Peter Vars <[pvars@bmepc.com](mailto:pvars@bmepc.com)>; Jason Kennedy <[jkennedy@perinton.org](mailto:jkennedy@perinton.org)>; Eric Williams <[ewilliams@perinton.org](mailto:ewilliams@perinton.org)>  
**Cc:** Chris DiMarzo <[cdimarzo@markiventerprises.com](mailto:cdimarzo@markiventerprises.com)>; Christian M. Nadler <[cnadler@markiventerprises.com](mailto:cnadler@markiventerprises.com)>; David Kruse <[dkruse@passero.com](mailto:dkruse@passero.com)>; Mike Bogojevski <[mbogojevski@bmepc.com](mailto:mbogojevski@bmepc.com)>; Rebecca Spurr <[rspurr@bmepc.com](mailto:rspurr@bmepc.com)>; Lori Stid <[lstd@perinton.org](mailto:lstd@perinton.org)>  
**Subject:** Re: Three90 Woodcliff NYSDOT Response Letter

Hi Peter,  
Attached for your use is the TIS review letter from Stantec. Please note the requested sensitivity analysis related to assumed woodcliff drive volumes resulting from the development. I'm out of the office today, but will be in tomorrow if you'd like to further discuss.  
Thanks,  
Rob

---

**From:** Peter Vars <[pvars@bmepc.com](mailto:pvars@bmepc.com)>  
**Sent:** Tuesday, August 20, 2024 9:37:35 AM  
**To:** Jason Kennedy <[jkennedy@perinton.org](mailto:jkennedy@perinton.org)>; Rob Kozarits <[rkozarits@perinton.org](mailto:rkozarits@perinton.org)>; Eric Williams <[ewilliams@perinton.org](mailto:ewilliams@perinton.org)>  
**Cc:** Chris DiMarzo <[cdimarzo@markiventerprises.com](mailto:cdimarzo@markiventerprises.com)>; Christian M. Nadler <[cnadler@markiventerprises.com](mailto:cnadler@markiventerprises.com)>; David Kruse <[dkruse@passero.com](mailto:dkruse@passero.com)>; Mike Bogojevski <[mbogojevski@bmepc.com](mailto:mbogojevski@bmepc.com)>; Rebecca Spurr <[rspurr@bmepc.com](mailto:rspurr@bmepc.com)>  
**Subject:** Three90 Woodcliff NYSDOT Response Letter

---

[CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe]

Gentlemen

Attached please find the letter from NYSDOT concerning their review of the traffic study completed by Passero Associates for the proposed Three90 Woodcliff apartment project. As you will see in the DOT's letter, they find the proposed project will have no impact upon the state highway system and no mitigation is being required.

This letter, combined with the Stantec letter which you have received, should close the loop on the traffic review for the proposed project. It is our understanding the Stantec letter also confirms the findings of the Passero report, and finds the project will have no impact on the highway system nor upon Woodcliff Drive. We still do request to receive a copy of the Stantec letter for our review and file.

As a result of the review of the traffic analysis by your office, NYSDOT, and Stantec, all of which find no impact, we believe both the Conservation Board and the Planning Board should be able to move forward and complete their respective reviews. Please advise if there are any other outstanding items which need to be addressed. We look to be placed on the September Conservation Board and Planning Board agendas to complete this step of the process. We also request that you forward this letter to the appropriate departments and Boards within the Town of Perinton to facilitate the completion of the project review and the scheduling of the next Board meetings.

Please contact our office with any questions.

Thank you,

Peter G. Vars, P.E.  
President

**BME** ASSOCIATES

PLANNING • ENVIRONMENTAL • TRAFFIC STUDIES

CELEBRATING • 35 • YEARS

BME Associates  
10 Liftbridge Lane East  
Fairport, NY 14450  
Phone: (585) 377-7360 x112  
Cell: (585) 820-1056  
[www.bmepc.com](http://www.bmepc.com)  
[pvars@bmepc.com](mailto:pvars@bmepc.com)

 **Think Green.** Please consider the environment and print this message only if necessary.



Department of  
Transportation

KATHY HOCHUL  
Governor

MARIE THERESE DOMINGUEZ  
Commissioner

CHRISTOPHER REEVE, P.E.  
Regional Director

August 19, 2024

David Kruse, AICP, PTP  
Passero Associates  
242 West Main Street, Suite 100  
Rochester, New York 14614

RECEIVED  
AUG 20 2024  
TOWN OF PERINTON

Re: 390 Woodcliff Apartments, Route 96  
Town of Perinton, Monroe County  
Traffic Impact Study Review

Dear Mr. Kruse,

We have completed our review of the Traffic Impact Study for the subject project. This project is proposing the construction of a 178-unit multifamily apartment complex including a clubhouse. This is proposed on the same site as a previously reviewed and approved 120,000 SF office development. Access is proposed through an existing unused driveway to Route 96 along with a cross-access to Woodcliff Drive. In response, we have the following comments:

1. We agree with the proposal to use the existing unused driveway to Route 96. This was previously constructed as per our review of the proposed office development on this site.
2. The existing unpaved driveway to the east should be completely removed, including culvert pipe with ditch and turf reestablished.
3. With the usage of this driveway, two additional sets of two-way left-turn lane (TWLTL) markings will be required on Route 96. Install the additional TWLTL markings at 265' intervals between the existing TWLTL markings on either end of the two-way left turn lane.
4. We agree that there will be no significant impact to the NYSDOT Highway System as a result of this development and that no mitigation is required.

If there are any questions regarding our review, please contact Mr. Zachary Starke at (585) 272-3472 or at [Zachary.Starke@dot.ny.gov](mailto:Zachary.Starke@dot.ny.gov).

Sincerely,

*Matthew C. Oravec*

Matthew C. Oravec, P.E.  
Regional Traffic Engineer

MCO/ZJS

c: Erick Williams, Assistant Resident Engineer, Monroe East  
Rob Kozarits, Town of Perinton

RECEIVED  
AUG 21 2024  
TOWN OF PERINTON



**PUBLIC WORKS**

**TOWN OF PERINTON**  
100 COBB'S LANE ■ FAIRPORT, NEW YORK 14450-8617  
(585) 223-5115 ■ Fax (585) 223-0448 ■ www.perinton.org

RECEIVED

TOWN OF PERINTON

---

## MEMORANDUM

---

**To:** Ciaran Hanna, Town Supervisor  
**From:** Robert J. Kozarits, P.E., Town Engineer  
**Copy:** Lori Stid  
**Date:** August 13, 2024  
**Re:** Three90 Woodcliff Place – Stantec Traffic Impact Study Review

The Town hired traffic engineers from Stantec Consulting to review and provide technical comments on the Traffic Impact Report submitted for the Three90 Woodcliff Place apartment project dated May 22, 2024. A copy of their review comments are attached.

Overall, Stantec found the report to be complete and in compliance with NYSDOT traffic impact report standards. Of particular importance was their concurrence with the estimated trip generation values, trip distribution, assignments to local road network and synchro calculation results.

Stantec did recommend that the applicant complete a sensitivity analysis of the trip distribution assuming the apartment driveway is connected to Woodcliff Drive. This would involve evaluating the level of service and delay at Moseley Road and Woodcliff Drive assuming a more conservative volume of traffic to and from the apartment complex.

DPW concurs with Stantec's technical review comments and supports the recommendation for a sensitivity analysis prior to the Town making a SEQR determination.



Stantec Consulting Services Inc.  
3 Columbia Circle Suite 6, Albany NY 12203-5158

August 12, 2024  
File: TBD

RECEIVED  
AUG 21 2024  
TOWN OF PERINTON

**Attention: Mr. Rob Kozarits, P.E. Town Engineer**  
Town of Perinton – Department of Public Works  
100 Cobbs Lane  
Fairport, NY 14450

Dear Mr. Kozarits,

**Reference: Traffic Impact Study Review – 390 Woodcliff Apartments**

The Applicant for the above referenced project has submitted a Traffic Impact Report, dated May 22, 2024, for 390 Woodcliff Apartments in the Town of Perinton, NY. Stantec's technical comments for the Town to consider as follows:

**Review Comments**

1. Data was collected during three (3) peak hour periods to form the basis of the analysis. Data was collected during typical days during the AM peak, PM peak, and Saturday peak hour.
2. The Town has noted a decrease in volumes on Woodcliff Drive based on historical traffic data, and a nominal increase in traffic would not change the outcome of the analysis; therefore, the 1.5% growth rate is appropriate for the study.
3. The Synchro calculations for the Existing and No-build scenarios appear to be accurate, including correct volumes, peak hour factors, heavy vehicle percentage inputs, and geometry.
4. The trip generation estimation was calculated using the industry standard reference, ITE's Trip Generation Manual, 11<sup>th</sup> Edition. Land Use Code (LUC 220) for 178 units of Multifamily Housing is the appropriate use, and calculations for all three peak periods have been confirmed.
5. The estimated trip distribution is appropriate based on existing flows of traffic and existing generators in the area. The report estimates traffic distributions with and without access to/from Woodcliff Drive. It is recommended that connectivity to Woodcliff Drive be maintained to reinforce good access management practices. At a minimum, the Town should maintain emergency vehicle access off Woodcliff Drive by use of a mountable curb/break-thru barrier. If volumes on NYS Route 96 increase significantly in the future (due to development or re-activation of the adjacent and surrounding office space) the ability to access the traffic signal at NYS Route 96 for site generated left turning vehicles may be beneficial.
6. It is understood that existing Woodcliff Drive residents are concerned about added traffic and potential safety concerns; however, the analysis shows a maximum of 8 trips during the AM peak, 10 trips during the PM peak, and 9 trips during the Saturday peak hour using Woodcliff Drive. These volumes are not significant and are unlikely to cause congestion or safety concerns along

RECEIVED  
AUG 12 2024  
TOWN OF PERINTON

Reference: Traffic Impact Study Review – 390 Woodcliff Apartments

Woodcliff Drive. While the trip distribution provided in the Traffic Impact Report looks reasonable, the applicant should complete a sensitivity analysis assuming all traffic (25% AM/PM & 30% Sat) travelling to/from the north on Moseley Road will utilize Woodcliff Drive. Then, LOS and delay comparisons can be made with this small amount of additional traffic to document increases over current projections. Some general observations:

- a. The road curvature and topography of Woodcliff Drive appear to be undesirable for most cut-through traffic. However, when using Google Maps to provide directions from Lorraine's Food Factory (370 Woodcliff Drive) to Egypt Fire Departments – Station 2 (1080 Moseley Road), the Woodcliff Drive and Route 96/Route 250 routing options are typically the same travel time (time of day dependent) but the distance traveled is 0.4 miles shorter along the Woodcliff Drive option. The shorter distance route may be given priority in various web-based mapping services depending on time of day and how the address and access options are interpreted.
  - b. Delay for left turning vehicles from either the unsignalized NYS Route 96 access (SB Lefts) or the Woodcliff Drive and Moseley Road intersection (EB lefts) are only different by 4-5 seconds in all peaks under the current trip distribution (proposed action). Any increase in site trips to Woodcliff Drive (per recommended sensitivity analysis) will likely increase delays at the Woodcliff Drive/Moseley Road intersection which may lessen the attraction for this routing.
7. The trip assignment figures align with the estimated trip generation and distribution.
  8. Build volumes are accurate.
  9. The Synchro calculations appear to be accurate in the Build condition, including correct volumes, peak hour factors, heavy vehicle percentages, and geometry.
  10. Overall, it is agreed that the project will have little impact to the existing conditions of the roadway network. No letter level of service changes is noted at the study area intersections.

**Recommendations:**

These comments constitute Stantec's review of the proposed 390 Woodcliff Apartments. It is our opinion that the traffic impact study has been complete per New York State Department of Transportation standards and no modifications are necessary. The recommended sensitivity analysis would provide additional data on potential future traffic patterns on Woodcliff Drive as a result of the apartment project and whether and level of service concerns could be expected.

If you have any comments or questions, please call at your convenience.

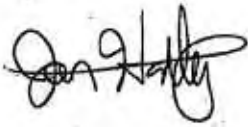


August 12, 2024  
Mr. Rob Kozarits, P.E. Town Engineer  
Page 3 of 3

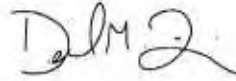
Reference: Traffic Impact Study Review – 390 Woodcliff Apartments

RECEIVED  
TOWN OF PERINTON

Regards,  
**Stantec Consulting Services Inc.**



Jon Hartley, PE, PTOE  
Principal  
Phone: (585) 413-5287  
[Jon.Hartley@stantec.com](mailto:Jon.Hartley@stantec.com)



Dan Quiri, PE  
Traffic Engineer  
Phone: (518) 815-2375  
[Daniel.Quiri@stantec.com](mailto:Daniel.Quiri@stantec.com)

fg c:\users\dquiri\desktop\proposal work\390 woodcliff\390 woodcliff tis review.docx