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**Sam
Schwartz**
A TYLin Company

10/5/2023

Mary Beth Murphy.
Village Manager
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

RE: TIS Review, Electric Owl Studios, 1 S Broadway, Hastings-on-Hudson, Additional Comments

Dear Ms. Murphy:

Sam Schwartz Engineering, DPC (Sam Schwartz) has reviewed Kimley-Horn's responses its comments associated with the Traffic Impact Study (TIS) prepared for a proposed movie studio to be located at 1 S Broadway in the Village of Hastings-on-Hudson provided in a memorandum (dated July 28, 2023). Further to its comments submitted earlier, Sam Schwartz recommends that:

1. The applicant should perform a traffic signal warrant analysis at the intersection of S Broadway and Dudley Street to determine if a traffic signal would be warranted. Although the results of the traffic Level of Service (LOS) analysis at this intersection show that this intersection will continue to operate at acceptable LOS with the proposed development, Dudley Street is the only entry/exit point serving over 170 households in the area and the Village has received complaints from residents about delays they experience while attempting to access S Broadway from Dudley Street. There have been concerns raised about how an increase in traffic along S Broadway due to the proposed development may further exacerbate this problem. Hence, a traffic signal warrant analysis should be performed at this intersection to determine if a traffic signal would be warranted under the 'build' and the 'atypical' conditions.
2. The applicant should coordinate with the New York State Department of Transportation (NYS DOT) and other applicable stakeholders to determine the feasibility of incorporating a left-turn storage lane from S Broadway into the proposed development while accounting for a plan to install bike lanes along S Broadway based on the 2018 Route 9 Active Transportation Conceptual Design Plan.

Given the 'atypical' nature of the proposed development in the area and the irregular traffic patterns it may create, the Village may at its discretion request that the applicant develop a post-opening traffic monitoring plan to be implemented when the proposed development is completed and operational. The post-opening traffic monitoring plan may require the applicant to do either one or a combination of the following:

- Perform traffic observations and qualitatively review traffic operations to and from the development.
- Collect traffic data and compare them against the volume forecasts developed in the TIS.
- Perform post-opening traffic operational analysis at specific locations of concern and quantitatively assess the results to determine if there are any traffic impacts caused by the development.

You may contact me at +1 929 438 0403 or at tabot.eneme@samschwartz.com should you have any questions.

Sincerely,



Tabot Eneme
Senior Associate, Transportation Engineering