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October 9, 2015

Honorable Brian Smith, Mayor, and Village of Irvington Trustees
Village Hall
85 Main Street
Irvington, NY 10533

RE: JMC Project 14059
Proposed Multifamily Development
30 South Broadway
Village of Irvington, NY

Site Traffic Volumes and Estimated Number of School Children

Dear Honorable Mayor Smith and Village Trustees:

This letter is a revision of our letter dated September 16, 2015, and provides an analysis of the potential number of additional vehicular trips and school-aged children that could be anticipated to be generated in the event that the Village Board approves a Petition submitted by the DeNardo Capital Corporation (“Petitioner”) to amend the Village’s MF District regulations. For the purposes of this analysis, it was assumed that the zoning amendment would contain provisions permitting a development consistent with Petitioner’s conceptual plan to redevelop 30-40 South Broadway (“Site”) as a 27 unit townhouse community, consisting of six (6) 2-bedroom units and twenty one (21) 3-bedroom units.

a. Traffic Generation

Table I provides an analysis of the anticipated development volumes that could be anticipated if 27 residential condominiums/townhouses were permitted at the Site, according to the Institute of Traffic Engineers (ITE) Trip Generation Manual 9th Edition. ITE defines residential condominiums/townhouses as ownership units that have at least one other owned unit within the same building structure. According to ITE, it is anticipated that a 27 unit townhouse development similar to the community proposed by Petitioner would generate a total of 18 vehicle trips during the peak weekday AM hour and 21 vehicle trips during the peak weekday PM hour. Table I also shows traffic associated with the reoccupancy of the existing office and residential uses on the site. As indicated on the table, the proposed use will generate less traffic than the reoccupancy buildings.

TABLE I

PROPOSED DEVELOPMENT VOLUMES⁽¹⁾

DESCRIPTION	PEAK WEEKDAY AM HOUR			PEAK WEEKDAY PM HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
a. Reoccupancy of Existing 2 Single-Family Houses (ITE Code 210) ⁽²⁾	1	1	2	1	1	2
b. Reoccupancy of Existing 20,000 s.f. Office Building (ITE Code 710) ⁽³⁾	27	4	31	5	25	30
c. Reoccupied Driveway Volumes (Row c = Row a + Row b)	28	5	33	6	26	32
d. Proposed 27 Unit Condominiums/Townhouses (ITE Code 230) ⁽⁴⁾	3	15	18	14	7	21
e. Net Driveway Volumes (Row e = Row d - Row c)	(25)	10	(15)	8	(19)	(11)

Notes:

- (1) Trip Generation based on ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition.
- (2) Single-Family Detached Housing (ITE Code 210) is defined by ITE as all single-family detached homes on individual lots.
- (3) General Office (ITE Code 710) is defined by ITE as a general office building housing multiple tenants.
- (4) Residential Condominiums/Townhouses (ITE Code 230) are defined by ITE as ownership units that have at least one other owned unit within the same building structure.

Based on these conceptual development volumes, it is not anticipated that adopting Petitioner's proposed zoning amendment would result in a significant increase in vehicular trips on local roadways during peak hours based on the projected volumes without consideration of the reoccupancy of the existing buildings, and there would be a decrease compared to volumes associated with the reoccupancy of the existing buildings.

b. School Children Generation

This subsection evaluates the number of school children which could be anticipated if 27 residential condominiums/townhouses were permitted at the Site (assuming a bedroom mix of six (6) 2-bedroom units and twenty one (21) 3-bedroom units). The project would be situated within the Irvington Union Free School District.

In order to determine an estimate of the number of school children, demographic multipliers have been utilized. These provide a means to predict the school population resulting from a new housing development.

Table 2, below, provides an analysis of the number of school children anticipated to be generated based upon a standard industry source, "Residential Demographic Multipliers" for New York State, dated June 2006, published by the Rutgers University Center for Urban Policy Research. Multipliers for 2 and 3 bedroom attached townhome units are used.

The Table shows that 9-10 school-aged children might be expected to result from an amendment to the Village Zoning Code that would potentially permit a 27 unit townhouse development at the site. This would result in less than one additional child per grade. This would not be considered a significant impact upon the Irvington Union Free School District.

This analysis assumes that all the school children would attend public schools, and does not account for students that might attend private or parochial schools, which would reduce the number attending the District schools.

Table 2

Number of School Children

Housing Type	Number of Units	Number of Bedrooms Per Unit	School Children per Household Multiplier	New School Children Generated
Attached Townhomes	6	2	0.14	1
Attached Townhomes	21	3	0.39	8-9
Total	27	--	--	9-10

Table 3 illustrates that 18-19 school children would be generated by an as-of-right rental apartment development, with 30 total units, assuming a bedroom mix of fifteen (15) 2-bedroom apartments and fifteen (15) 3-bedroom apartments, which is more children than generated by the proposed action.

Table 3

Number of School Children
Rental Apartments

Housing Type	Number of Units	Number of Bedrooms Per Unit	School Children per Household Multiplier	New School Children Generated
Rental Apartment	15	2	0.23	3-4
Rental Apartments	15	3	1.00	15
Total	30	--	--	18-19

We trust this letter will address the potential impacts anticipated regarding school children and traffic generation for the project. Should you have any questions please contact our office at (914) 273-5225.

Sincerely,

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC



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