

January 7, 2025

Village of New Hempstead
108 Old Schoolhouse Road
New City, NY 10956

RE: Traffic Impact and Parking Study Review #2 – Illinois Properties 26 LLC, 775 North Main Street (NYS Route 45) Office Expansion, Village of New Hempstead, Rockland County, NY

Dear Chair Poliakoff and Board Members:

On behalf of the Village of New Hempstead, LaBella Associates DPC (LaBella) has performed a traffic and transportation engineering review of the proposed expansion of an existing office building located at 775 Main Street in the Village of New Hempstead. LaBella prepared Traffic Review Letter #1 dated October 9, 2024 with comments on the initial submission Traffic Study and Parking Study (TIS) prepared by Harry Baker & Associates (HBA) and Site Development Plan prepared by Atzl, Nasher & Zigler, PC. A second submission addressing Review #1 comments was submitted by the applicant and includes the following documents:

1. Traffic Impact and Parking Study (TIS) prepared by Harry Baker & Associates (HBA), dated November 27, 2023, revised December 24, 2024.
2. Response to LaBella Associates Comments Letter prepared by HBA dated November 17, 2024
3. Site Development Plan prepared by Atzl, Nasher & Zigler, PC, dated October 22, 2024, and last reviewed December 17, 2024 (rev. #8)
4. Site Plan Response Letter prepared by Atzl, Nasher & Zigler, PC, dated December 3, 2024

LaBella finds that the applicant has adequately addressed the traffic and parking impact-related comments; no additional analysis is necessary. Additionally, LaBella acknowledges the applicant's response to the comment regarding the bus shelter on the northbound side of NYS Route 45; the applicant is proposing to improve pedestrian access to/from the bus shelter on the southbound side of NYS Route 45 and, by extension, the bus shelter on the northbound side as well. The applicant should continue to keep the Village of New Hempstead apprised of the status the NYSDOT Highway Work Permit process; LaBella recommends that the issuance of such permit be a condition of building permit issuance.

There is a discrepancy between the sight distance values presented on the Site Plan and those in the TIS. This discrepancy should be resolved, and the site plan should be updated with the correct intersection sight distance triangles as well as the stopping sight distance values for both directions of travel on NYS Route 45.

Respectfully submitted,



LaBella Associates, DPC

Frank A. Filiciotto, PE
Principal Traffic Engineer & NY Metro Area Lead

cc: Allison Weinraub
Jonathan T. Lockman, AICP
Glenn McCreedy, PE