

Appendix H

No Build Project Trip Generation

Table H-1			
Approved or Pending Projects in Town of Carmel, Town of Kent, and Town of Southeast			
	Project, Size, and Type (Town of Carmel)	Status	Location
	Michael Glen's, 23 single family residential units	Pending	Fair Street
	Watson Labs expansion of 99,000 square feet from 111,400 to 210,400 square feet	Pending	Stoneleigh Avenue
	Putnam Plaza Hannaford's and Retail Space 31,000 square feet	Pending and Vacant	US Route 6
	RPK Precision homes, 66 senior housing units	Pending	Seminary Hill Road
	Carmel Corporate 320 senior housing units Library 6,400 square feet and Stoneleigh Woods 68 senior housing units	Pending	Stoneleigh Avenue
	686 Stoneleigh Avenue Existing 4,930 square feet 2,100 square foot expansion to 7,030 square feet medical office	Pending	Stoneleigh Avenue
	Brewster Glass 7,800 square foot building	Approved	Brewster Road/ Hughson Road
	Springside 22 unit multi-family residential	Pending	Stoneleigh Avenue/ Drewville Road
	Hillcrest Commons 150 units senior attached {250} 58,960 square feet office (includes portion in the Town of Kent)	Pending	NYS Route 52
	Bank with Drive thru (3,200 square feet)	Vacant	NYS Route 52
	Project, Size, and Type (Town of Southeast)		
	The <i>Highlands Shopping Center</i> (377,000 sf) partially constructed, pending bank, Michaels, and TJ Max 60,000 square feet, 6 additional stores 14,546 square feet,	Approved	NYS Route 312
	<i>Terravest Corporate Park</i> 80,000 square feet light industrial 212,000 square feet light industrial Ace Endico 60 dwelling units of senior single family residential	Pending	International Blvd
	Project, Size, and Type (Town of Kent)		
	Barret Hill Subdivision, 19 single family residential units	Pending	Barret Hill Drive
	"Super A" Petroleum (12 fueling station with car wash)	Pending	North of Dykeman Road
	Pondview Town House, 33 single family residence	Pending	Off Fair Street
	Kent Manor, 303 town houses	Approved	Palmer Road and Hill and Dale Road
	Kent Self Storage Project, 2 story 16,000 sq. ft	Approved	NYS Route 311
	Chestnut Petroleum, 2,440 square feet convenient and 2400 square feet retail	Pending	NYS Route 311
	Sicuranza Site Plan 6,527 square feet retail building	Pending	NYS Route 52
	Bottlegate Farm 2 barns 16,260 square feet Third building 2,900 square feet office and storage space	Pending	NYS Route 52
	Town Complex 44,000 square feet	Approved	NYS Route 52

Table H-2 No-Build Projects Trip Generation Rates

Land Use {ITE Code} Location	Peak Hour Trip Generation Rates					
	A.M. Peak Hour		P.M. Peak Hour		Sat. Peak Hour	
	In (trips/ unit) ¹	Out (trips/ unit) ¹	In (trips/ unit) ¹	Out (trips/ unit) ¹	In (trips/ unit) ¹	Out (trips/ unit) ¹
Town of Carmel						
Carmel Corporate and Stoneleigh Woods 388 multi-family senior housing {251}, Library 6,400 Square feet {590}	0.122 0.350	0.149 0.136	0.189 3.650	0.121 3.954	0.150* 3.578*	0.150* 3.173*
Putnam Plaza Supermarket 59,000 square feet {850} and Retail Space 31,000 square feet expansion **	2.560 0.623	1.637 0.402	5.314 1.800	5.106 1.950	5.677 2.584	5.455 2.386
RPK Precision homes, 66 senior housing units {251}	0.122	0.149	0.189	0.121	0.150*	0.150*
Michaels Glen 23 units single family residential {210}	0.278	0.833	0.782	0.459	0.737	0.628
686 Stoneleigh Avenue Existing 4,930 square feet medical office 2,100 square foot expansion to 7,030 square feet {720}	1.959* 1.959*	0.521* 0.521*	1.050 1.024	2.839 2.770	2.069* 2.069*	1.561* 1.561*
Brewster Glass 7,800 square foot building {942}	1.911*	1.029*	1.671	1.671	0.793*	0.793*
Springside 22 unit multifamily residential {220}	0.132	0.528	0.879	0.473	0.642	0.642
³ Watson Labs expansion of 99,000 square feet from 111,400 to 210,400 square feet {110 Saturday}	0.781	0.099	0.090	0.637	0.066*	0.074*
Hillcrest Commons 150 units senior attached {251} 58,960 square feet office {710} (includes portion in the Town of Kent)	0.122 1.834	0.149 0.250	0.189 0.418	0.121 2.039	0.150* 0.221	0.150* 0.188
Bank Drive with drive thru 3,200 square feet {912}	6.910	5.430	22.870	22.870	18.911	18.169
Town of Southeast						
The Highlands Shopping Center (377,000 sf) mostly open, pending bank, Michaels, and TJ Max 60,000 square feet, 6 additional stores 14,546 square feet, {820}	0.561	0.359	1.914	2.073	2.829	2.611
Terravest Corp. Park 80,000 square feet light industrial {110}	0.810*	0.110*	0.118*	0.862*	0.066*	0.074*
212,000 square feet light industrial Ace Endico {110}	0.810*	0.110*	0.118*	0.862*	0.066*	0.074*
60 dwelling units of senior single family residential {252}	0.114	0.186	0.346	0.221	0.130*	0.140*
Town of Kent (For Hillcrest see Town of Carmel)						
Super A Petroleum (gas station and convenience store 12 fueling positions) {945/946}	5.131	4.930	6.690	6.690	9.435	9.065
Barret Hill Subdivision, 19 single family residential units {210}	0.299	0.879	0.797	0.468	0.508	0.432
Pondview Town House, 33 residence {230}	0.110	0.535	0.492	0.242	0.254	0.216
Kent Manor, 303 town houses {230}	0.070	0.343	0.330	0.162	0.232	0.198
Kent Self Storage Project, 2 story 16,000 square feet {151}	0.089	0.062	0.121	0.117	0.162	0.162
Chestnut Petroleum, 2,440 square feet convenient {945} and 2,400 square feet retail {814}	0.021 3.283	0.019 3.551	0.021 2.811	0.021 2.201	0.028 2.102	0.027 2.102
Sicuranza Site Plan 6,527 square feet retail building {814}	3.283	3.557	1.994	2.145	2.102	2.102
Bottlegate Farm 2 barns 16,260 square feet storage {150} Third building 2,900 square feet office space {715}	1.154 1.602	0.253 0.198	0.239 0.077	0.717 0.043	0.077 0.260	0.043 1.471
Town Complex - Library 11,600 square feet {590} Office and Police 19,200 square feet {730/710 Sat} Recreation Center 10,800 square feet {495}	0.619 4.939 0.988	0.240 0.941 0.632	3.378 0.375 0.476	3.660 0.835 1.164	3.578 0.273 0.627	3.173 0.233 0.653

¹ Units are residential dwelling units, nonresidential 1,000 square feet (sf), or gas station is fueling positions.

² Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

³ Watson Lab a.m. and p.m. peak hours based on rates for existing use.

* Based on average rates.

** Expansion based on average rates.

**Table H-3
No-Build Projects Trip Generation**

Land Use	Peak Hour Trip Generation					
	A.M. Peak Hour		P.M. Peak Hour		Saturday Peak Hour	
	In (trips)	Out (trips)	In (trips)	Out (trips)	In (trips)	Out (trips)
Town of Carmel						
Carmel Corporate and Stoneleigh Woods 388 senior units, Library 6,400 square feet	46 2	58 1	73 23	46 25	59 23	59 20
Putnam Plaza supermarket 59,000 square feet and Retail Space 31,000 square feet	151 19	97 12	314 56	301 60	335 80	322 74
RPK Precision homes, 66 senior housing units	8	10	12	8	10	10
Michaels Glen 23 units single family residential	6	19	18	11	17	14
686 Stoneleigh Avenue Existing 4,930 square feet medical office 2,100 square foot expansion to 7,030 square feet	4	1	2	5	5	3
Brewster Glass 7,800 square foot building	15	8	13	13	6	6
Springside 22 unit multifamily residential	3	12	19	10	14	14
Watson Labs expansion of 99,000 square feet from 111,400 to 210,400 square feet	77	10	9	62	7	7
Hillcrest Commons 150 units senior attached 58,960 square feet office (includes portion in the Town of Kent)	18 108	22 15	28 25	18 120	23 13	23 11
Bank Drive with drive thru 3,200 square feet	17*	12*	50**	50**	42**	39**
Town of Southeast						
The Highlands Shopping Center (377,000 sf) partially constructed, pending bank, Michaels, and TJ Max 60,000 square feet, 6 additional stores 14,546 square feet,	42	27	106*	118*	160*	144*
Terravest Corp. Park 80,000 square feet light industrial	65	9	9	69	5	6
212,000 square feet light industrial Ace Endico	172	23	25	182	14	16
60 dwelling units of senior single family residential	7	11	21	13	8	8
Town of Kent						
Super A Petroleum (gas station and convenience store 12 fueling positions)	47*	44*	60*	60*	85*	81*
Hillcrest Commons (see under Town of Carmel)						
Barret Hill Subdivision, 19 single family residential units	6	17	15	9	10	8
Pondview Town House, 33 residence	4	18	16	8	8	7
Kent Manor, 303 town houses	21	104	100	49	70	60
Kent Self Storage Project, 2 story 16,000 sq. ft	1	1	2	2	3	3
Chestnut Petroleum, 2,440 square feet convenient and 2400 square feet retail	12* 6*	11* 7*	16* 7*	14* 5*	21* 5*	20* 5*
Sicuranza Site Plan 6,527 square feet retail building	16*	18*	8*	10*	11*	11*
Bottlegate Farm 2 barns 16,260 square feet	24	5	5	16	2	2
Third building 2,900 square feet office and storage space						
Town Complex - Library 11,600 square feet	7	3	39	42	42	39
Office and Police 19,200 square feet	95	18	7	16	5	4
Recreation Center 10,800 square feet	11	7	5	13	7	7

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

*Excludes passby traffic (passby traffic 25% of site traffic). ** Excludes passby and 10% internal trips.

