

## **TABLE OF CONTENTS**

**OBJECT & PURPOSE**

**PETITION**

**DOT CONCERNS**

**OBJECTIONS TO "ACCESS STUDY"**

**ENGINEER'S REPORT**

**TRAFFIC IMAGES W/DESCRIPTIONS**

**J. LYON PHONE CONVERSATION W/ D. SPROUT**

## **OBJECTIVE**

For the town and/or county and/or state to perform a traffic intersection impact study and place a "trip counter" on Mineah Road and Kirk Road access points to NYS Route 13.

Also to be included in the review, a careful consideration of special circumstances:

- Mineah Road is a single-access road
- Inadequate sight distance from Mineah Road when accessing/crossing Rte 13 (See enclosed images)
- Further visibility limitations due to the rise and fall of Rte 13 at the Mineah Road access point
- The steep and straight slope of Mineah Road
- The older children who must wait at the intersection of Mineah Road and Rte 13 for the school bus
- The TCAT bus which stops routinely at the base of the road (concerns for both pedestrian traffic and further reduced visibility for both Mineah Road and Kirk Road on a fast-moving state highway)
- All-Mode vehicles exiting onto Rte 13 from the drive to the immediate right of Mineah Road, blocking view of oncoming traffic on Mineah Road and slowing left-turning traffic on Kirk Road
- The unaccounted for, additional vehicles using Mineah Road: elementary school bus, utility vehicles, recycling & trash pick-up, snowplow, Gad-a-Bout, and visitors

## **PURPOSE**

- 1) To do a current, detailed study of the traffic flow within this intersection, taking into consideration the concerns listed, and determining the impact of the additional projected 40 to 80 vehicles added to the intersection due to the construction of the Pineridge Apartment Complex
- 2) To assure the residents and the driving public that the intersection has been approved safe by the town, county, and/or state

K = Kirk, Freeville  
 M = Mineah

**Request for Mr. Wawak of Pineridge Cottages  
 to Perform a Traffic Flow Study for Mineah Rd., Rt. 13 & Kirk Rd.**

We, the undersigned, request that the Dryden Town Planning Board require Mr. Ryszard Wawak to submit an additional traffic study to include the intersection of Mineah Road, Kirk Road, and NYS Route 13.

The original traffic study neglected to include the impact of Route 13 and Kirk Road. The *justification* for our request is that Mineah Road has a single egress onto Route 13, a road that has neither a stoplight nor a turn lane, which will have a significant impact on NYS Route 13 drivers and the residents/non-resident motorists who utilize Kirk Road. It is Mr. Wawak's responsibility to perform a study that his proposed apartment complex will neither be an undue hazard for the safety of the driving public nor the driving residents of Kirk Road and Mineah Road.

**IN PROGRESS - COPY**

- | Slam                  | <del>Street</del> |                              |
|-----------------------|-------------------|------------------------------|
| 1. Shirley Lyon       | Shirley Lyon      | 29 Mineah Rd Freeville       |
| 2. Jolene Lyon        | Jolene Lyon       | 29 Mineah Rd Freeville, NY   |
| 3. <del>Shirley</del> | Ah-Hai            | 32. Mineah Rd Freeville, NY  |
| 4. Gerald E. Lyon     | Gerald Lyon       | 29 Mineah Rd. Freeville, NY. |
| 5. Myint M Aye        |                   | 32 Mineah Rd Freeville NY    |
| 6. Lokhem Songput     |                   | 32 Mineah Rd Freeville NY    |
| 7. Denise McGinnis    |                   | 28 Mineah Rd, Freeville, NY  |
| 8. Paul Linnell       |                   | 25 Mineah Rd, Freeville, NY. |
| 9. Ruth Ann Leonard   |                   | 25 Mineah Rd. Freeville NY   |
| 10. Walt Shue         |                   | 23 Mineah Rd                 |
| 11. Patricia Kuller   |                   | 23 Mineah Rd                 |
| 12. Mark Clements     |                   | 22 Mineah Rd                 |
| 13. <del>Mark</del>   |                   | 22 Mineah Rd.                |
| 14. <del>Mark</del>   |                   | 21 Mineah Rd                 |
| 15. LIAANE REYNOLDS   |                   | 11 Mineah Rd APT 1E          |

**Request for Mr. Wawak of Pineridge Cottages  
to Perform a Traffic Flow Study for Mineah Rd., Rt. 13 & Kirk Rd.**

Sign	Print	
16	<del>Walter H. Wawak</del>	11 Mineah rd Apt 1F
17	<del>Paul Clark</del>	11 Mineah Rd Apt 7G
18	<del>Jason Bell</del> Jason Bell	11 Mineah RD Apt 2H
19	<del>Nicole Bell</del> Nicole	11 Mineah Rd Apt 2H Freeville
20	<del>Steve Johnson</del>	11 Mineah Rd 3B Freeville.
21	<del>Pauli Mott</del>	11 Mineah Rd 2A Freeville
22	<del>Michelle</del> Kylie Eaton	11 Mineah RD 3A Freeville, NY
23	<del>Suzanne McKernan</del>	11 Mineah Rd 4E Freeville NY
24	<del>Kevin Mahoux</del>	11 Mineah Rd 4E Freeville NY
25	<del>Jennifer Halpin</del>	11 Mineah Rd 4G Freeville, NY
26	<del>Work on Kirk</del>	3361 GUNZEN DR. CORAMANVILLE, N.Y.
27	<del>Walter A. Bolo</del>	Bills Way, Freeville, NY
28	<del>John Korman</del>	Kirk Rd
29	<del>Dawn Harris</del>	3 Bills Way <sup>(FREEV)</sup> Freeville, NY
30	<del>Charlene Rodriguez</del> Charlene Rodriguez	Kirk Road, Freeville
31	<del>Brian L. Dennis</del>	Kirk Rd Freeville,
32	<del>DEAN A. BRINCE</del>	KIRK RD FREEVILLE
33	<del>Bruce Bruce</del>	Kirk Rd Freeville
34	<del>Shawn Owens</del>	Kirk Rd. Freeville
35	<del>Kimberly</del> Kimmerly	Kirk Rd.
36	<del>Helen</del>	24 bills way, Freeville
37	<del>Christy</del>	19 <sup>Kirk</sup> Bills Way Freeville
38	<del>KAREN A SMITH</del>	21 Bills Way, FREEVILLE, 13062

**Request for Mr. Wawak of Pineridge Cottages  
to Perform a Traffic Flow Study for Mineah Rd., Rt. 13 & Kirk Rd.**

Sian Prink.

39. <del>Myra Stinson</del>	Kirk Rd, E
40. Dawn Stinson	Kirk Rd
41. Harry Seamon HRS	Kirk Rd
42. Joshua Cron	Kirk Rd
43. Alvin Cron & Alesia Cron	Kirk Rd
44. Charles Dall	Kirk Rd
45. Penney Cornelius	Kirk Rd
46. Abe Maldonado	Kirk Rd
47. Nancy Leoneo	Kirk Rd
48. Dylan Bennett	Kirk Rd
49. Mariah Brennan	Kirk Rd
50. Tyrone Beck	Kirk Rd
50. Lori Combs	Kirk Rd
51. Therese Marini	Kirk Rd
52. <del>Is</del> Cochran	Kirk Rd
53. G. Debring	Kirk Rd
54. H. Dehij	Kirk R.D.
55. Stan Tuller	Kirk Rd
56. Charles Euphen	Kirk Rd
57. Sherry Euphen	Kirk Rd
58. Roger J. Stave III	67 Kirk Rd
59. Roger J. Stave IV	67 Kirk Rd
60. Bill Pineridge people	107 Kirk Rd
61. <del>Bill Pineridge people</del>	107 Kirk Rd

**Request for Mr. Wawak of Pineridge Cottages  
to Perform a Traffic Flow Study for Mineah Rd., Rt. 13 & Kirk Rd.**

- |    |  |  |                        |
|----|--|--|------------------------|
| 02 | <u>Vincent Simon Vintana</u>               | <u>11 Mineah road Apt 32</u>                     | <u>10-15 min visit</u> |
| 03 | <u>Brent Chamberlain</u>                   | <u>79 Kirk Road Freeville NY 13068</u>           |                        |
| 04 | <u>[Signature]</u>                         | <u>76 Kirk Rd Freeville NY 13068</u>             |                        |
| 05 | <u>[Signature]</u>                         | <u>34 Mineah Rd Freeville</u>                    |                        |
| 06 | <u>[Signature]</u>                         | <u>7 Knollwood Dr., Freeville</u>                |                        |
| 07 | <u>Wendy Matczak</u>                       | <u>3 Kirk Rd Freeville, NY 13068</u>             |                        |
| 08 | <u>Jonathan Matczak</u>                    | <u>3 Kirk Rd Freeville, NY 13068</u>             |                        |
| 09 | <u>Alisa Matczak</u>                       | <u>3 Kirk Rd Freeville NY 13068</u>              |                        |
| 10 | <u>[Signature]</u>                         | <u>7 Kirk Rd Freeville NY 13068</u>              |                        |
| 11 | <u>Kim Cinger</u>                          | <u>23 Phils way Freeville 13068</u>              |                        |
| 12 | <u>Christie Cancell</u>                    | <u>21 Phils way, Freeville, NY Kirk Rd</u>       |                        |
| 13 | <u>Crystal Bell</u>                        | <u>15 Phils Way Freeville, NY 13068</u>          |                        |
| 14 | <u>Ben A</u>                               | <u>11 Phils Way Freeville NY 13068 (K)</u>       |                        |
| 15 | <u>Nada Mae Bee</u>                        | <u>11 Phils way Freeville NY 13068 (K)</u>       |                        |
| 16 | <u>Tom A</u>                               | <u>9 Phils Way Freeville NY 13068 (K)</u>        |                        |
| 17 | <u>Jennifer Tester</u>                     | <u>9 Phils Way Freeville NY 13068 (K)</u>        |                        |
| 18 | <u>Deborah Spry *</u>                      | <u>7 Phils way Freeville NY 13068</u>            |                        |
| 19 | <u>Bless Shingler</u>                      | <u>7 phil's way / Kirk Rd Freeville NY 13068</u> |                        |
| 20 | <u>Renee M. Tennant / Renee M. Tennant</u> | <u>3 Phils Way (Kirk Rd) Freeville, NY 13068</u> |                        |
| 21 | <u>Janina Brown</u>                        | <u>75 Kirk Rd. Freeville NY 13068</u>            |                        |
| 22 | <u>[Signature]</u>                         | <u>67 Kirk Rd Freeville NY</u>                   |                        |
| 23 | <u>Julie Aurcio</u>                        | <u>30 Mineah Rd Freeville NY 13068</u>           |                        |
| 24 | <u>[Signature]</u>                         | <u>30 Mineah Rd Freeville NY 13068</u>           |                        |

**From:** Crowley, Kristina (DOT) [<mailto:Kristina.Crowley@dot.ny.gov>]  
**Sent:** Wednesday, March 22, 2017 1:55 PM  
**To:** Dave Sprout <[david@dryden.ny.us](mailto:david@dryden.ny.us)>  
**Cc:** Bush, Mark.B B (DOT) <[Mark.B.Bush@dot.ny.gov](mailto:Mark.B.Bush@dot.ny.gov)>  
**Subject:** RE: Mineah Rd (off Rt 13) housing project

Dave,

Thank you for the project information, plans are always helpful in understanding project scope. Your followup wording makes more sense – we'll still request a copy of the SWPPP for our own assurance, but they appear to have a robust Storm water management system.

I took a quick look through the Engineer's Report and do not see a Trip Gen associated with the proposed project. It appears that there will be 24 units with the anticipation of 40 residents; while that may significantly increase the traffic associate with Mineah Road (more than double it's current use), I assume that increase will not be a traffic and safety issue (although I see there is an "intersection ahead warning sign" on Route 13, from both directions, which leads me to believe there may be inadequate sight distance at this intersection).

To verify my assumption that there won't be a traffic and safety issue, we'll request a Trip Gen with the possibility of a Traffic Impact Study (TIS).

They do state they'll need to obtain a permit from us for their proposed culvert pipe for the "maintenance access trail"; I would consider that more of a field driveway and defer back to the Residency for their input on the feasibility and location.

I hope this info is helpful for your meeting tomorrow.

Thanks again,  
Tina

**From:** Dave Sprout [<mailto:david@dryden.ny.us>]  
**Sent:** Tuesday, March 21, 2017 5:43 PM  
**To:** Crowley, Kristina (DOT)  
**Subject:** RE: Mineah Rd (off Rt 13) housing project

Hi Tina,

I think my message was poorly worded, there won't be any increase to the ditch. The total existing drainage area is around 20 acres – currently draining to Rt 13. Project site runoff will be conveyed to a wet pond and a detention basin. Runoff from above the project site will be diverted around it.

I'll be sure to get you a copy of the SWPPP. The preliminary plan and a summary are attached. Stormwater control is discussed on page 4 of the engineer report.

I'm anticipating Planning Board approval for the project on April 27. That approval will be conditioned on an approved SWPPP. Do you have any concerns about increased traffic entering the highway or anything else? The

## OBJECTIONS TO CURRENT ACCESS TRAFFIC STUDY

- To our knowledge, no "at location" trip meters were performed at the base of Mineah Road
- Confusion regarding the estimation of "trip ends," whether they were actual or taken from a chart
- Failure to perform an intersection study between Mineah Road, Rte 13, and Kirk Road.
- Inapplicable and confusing data from a comparison between Mineah Road and Ringwood Road: Mineah Road is a single-access road where Ringwood Road has multiple access points to various connecting roads; fails to take into consideration that of cross-road traffic onto Kirk Road (no road exists across from Ringwood Road); Ringwood Road has high visibility across flat land as well as a longer, flatter slope for a driver to prepare to stop.
- Fails to take into account the DOT's concerns regarding sight distance (a notable concern even after a "quick glance" at the information)
- Fails to take into account All-Mode exiting onto Rte 13 using alternate drive, blocking view of oncoming traffic from the right until the vehicle has exited
- Fails to take into special considerations as those listed in the OBJECTIVE



All the site and area above it (total area about 20 acres) drains to the Route 13 ditch. A diversion trench will be constructed to intercept run off from above the project site and bring it around the project. Drainage within the project will be directed through constructed road side and other swales, and culverts. Quality treatment (WQv) will be provided by bio-retention facilities with underdrains that will also provide run off reduction (RRv). The balance of the WQv will be provided in a wet (pocket) pond.

Quantity treatment will be provided in a dry detention basin with a controlled outlet to mimic pre-construction run off conditions. All the run off generated within the project site will be routed to the detention basin. The detention basin will discharge to the Route 13 ditch.

A permit from the NYS DOT may be sought to place a culvert across the Route 13 ditch to facilitate access to the detention basin for maintenance, and to extend rock lining to the bottom of the road ditch. There will be no access from Route 13 to the interior drive. The construction of the project is not dependent on the DOT permit.

### TRAFFIC

According to the "Traffic Viewer" on the New York State Department of Transportation's website, the average daily traffic (ADT) in 2015 was:

Location	ADT
Route 13 east of NYS 366 (traffic flowing past Mineah Road)	13,680
Route 13 west of NYS 366	17,455
Etna Lane at Route 13 (west of Mineah Road)	267
Ringwood Road at Route 13	762

Mineah Road is a dead-end road approximately 0.5-mile long; all traffic enters and exits from NYS Route 13. There is one commercial building (which has access to both Rte 13 and Mineah Road) on the corner of Rte 13 and Mineah Road. All the other properties are residential, generating no commercial traffic. There are 10 one-family residences and 4 multi-family properties fronting on Mineah Road. The developed lots generally are 1 to 3 acres, with two parcels of 18 and 35 acres each having only one single-family residence. The multi-family properties have 2, 3, 12 and 27 units each. Vehicle trips (better called "trip ends" because a trip is counted each time a vehicle enters or leaves a site, so each round trip is counted as two trip ends) are estimated from a table provided by the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" (ITE, 2003).

Source of trip	Est. Trips per day per unit	Existing Units	Est. Existing Trips	Units incl. Pineridge Cottages	Est. Trips incl. PC
Single family housing	9.57	10	96	10	96
Apartment, low-rise	6.59	44	290	68	448
Total	NA	54	386	78	544
Per cent increase	NA	NA	NA	44	41

The estimated trips per unit is high in the engineer's opinion because the calculations result in the current number of trips being nearly 60% of those counted at Ringwood Road, which does not seem realistic. However, the percentage increase is reasonable.

Entrance to Route 13 is controlled by a stop sign so there is already a wait to enter Route 13 at certain times of the day; the wait may increase somewhat with the development of Pineridge Cottages. However, the number of vehicles entering/leaving Mineah Road will remain far below the current number of trips at Ringwood Road.

#### PUBLIC TRANSPORTATION

TCAT bus route 43 runs from downtown Ithaca via the Cornell campus, Route 13 and TC3 to the Village of Groton. There is a regular stop, but no shelter, at the intersection of Mineah Road and Route 13. Bus route 43 runs weekdays from about 6:30 AM to 9 PM. The weekend bus route 75 runs three times on Saturdays and Sunday between the Shops at Ithaca Mall and TC3, via the Cornell Campus and Route 13.

The bus stop is 850' from the upper entrance to Pineridge Cottages.

#### SEQR

The project is an Unlisted Action. Either each agency with approval authority, unless a Lead Agency is established, must determine the environmental significance of the project. A Full Environmental Assessment Form (F-EAF) has been prepared. Approval agencies include the Town of Dryden, the Tompkins County Health Department, and the NYS DEC.

A search of the NYS DEC database resulted in no indications of past waste disposal sites or spills of hazardous materials on or near this property.

#### Attached:

- Aerial view of property to be developed from Tompkins County GIS
- Photos of existing conditions.
- Engineering Plans

**TRAFFIC IMAGES  
FROM  
KIRK ROAD & MINEAH ROAD**

**KIRK 1**

Visual from Kirk Road toward Dryden. Please note the proximity of the TCAT bus stop indicated by black arrow.

**KIRK 2**

Notice vehicle at white safety stop. From the point the driver can identify the windshield of an oncoming vehicle, to the point of the bus stop sign, is mere seconds. Using a stop watch, seven vehicles were timed: 7.3 , 6.3 , 6.4, 7.3, 5.6, 6.7, 6.4 seconds.

Notice the unknown driver illegally using the edge of the road to safely make a turn. This is common practice on both sides of Rte 13 to avoid high-speed, rear impacts.

FYI: the Department of Motor Vehicles states that driving at 55 miles per hour, with good breaks on dry pavement, it takes a vehicle 216 feet to stop.

**MINEAH 1**

Vehicle is at white intersection line, view from driver's seat.

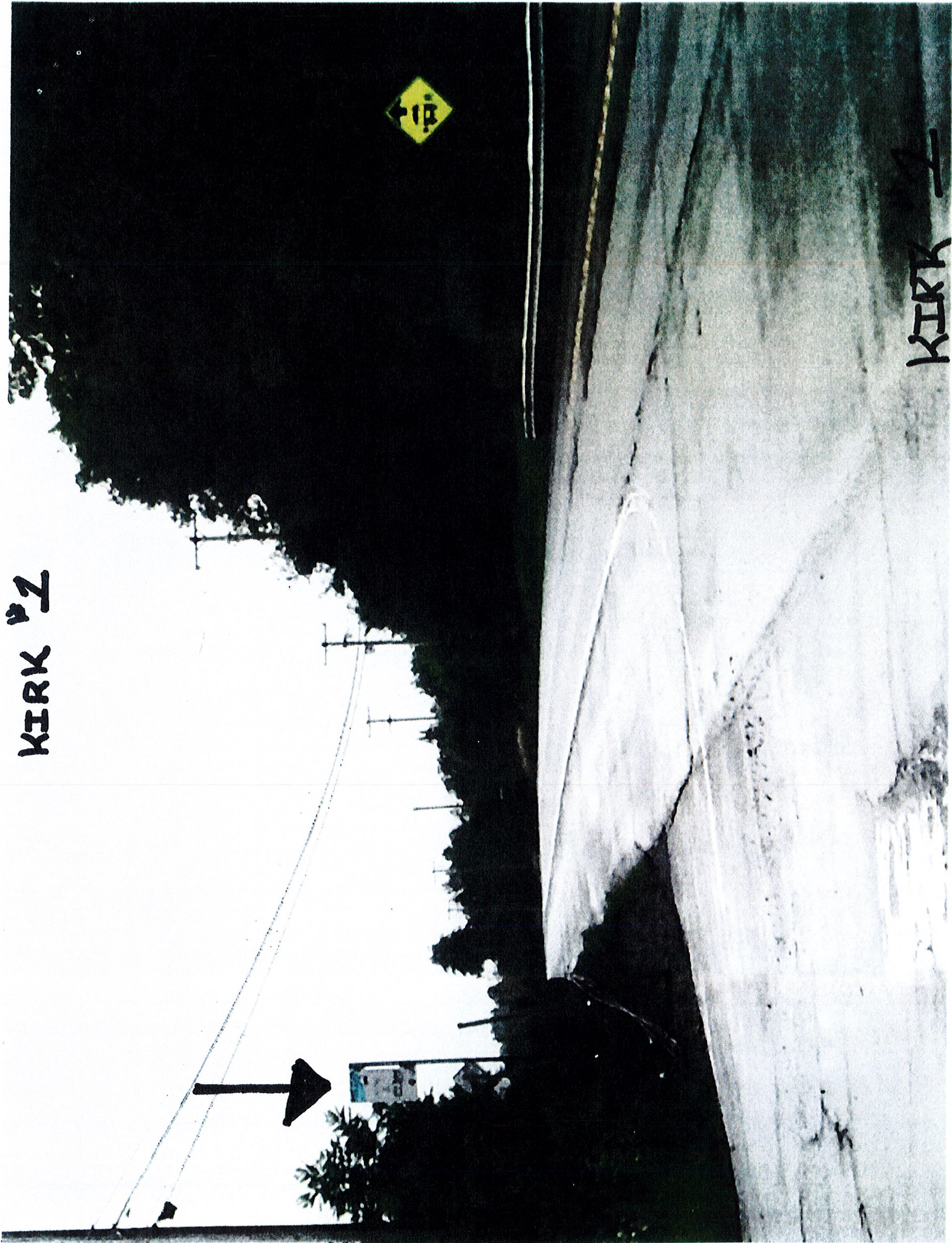
**MINEAH 2**

Driver proceeds into the intersection. Note the black downward arrow identifying area in which oncoming driver can first be seen.

**MINEAH 3**

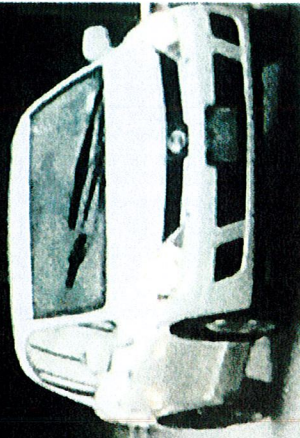
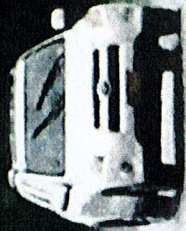
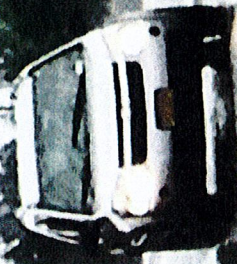
From between the two points marked #2 and #1, from the first point a vehicle could be seen to the time it reached the bus stop, were also mere seconds. The following times were observed: 8.2 , 6.3 , 6.9 , 7.6 , 5.9 , 8.2 , 5.8 , 7.2 , 5.7 , and 6.6 seconds.

KIRK #1

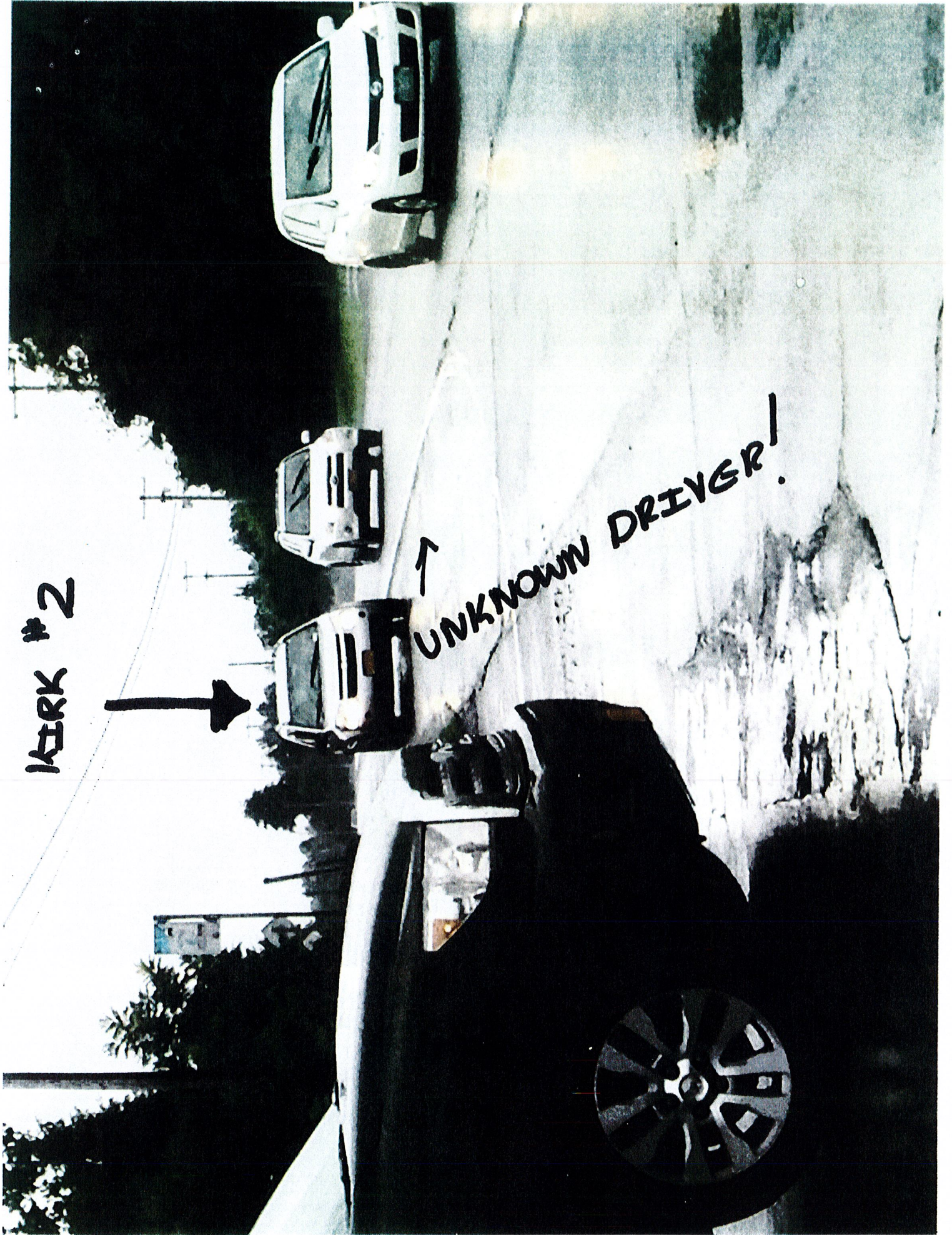


KIRK #1

KIRK #2

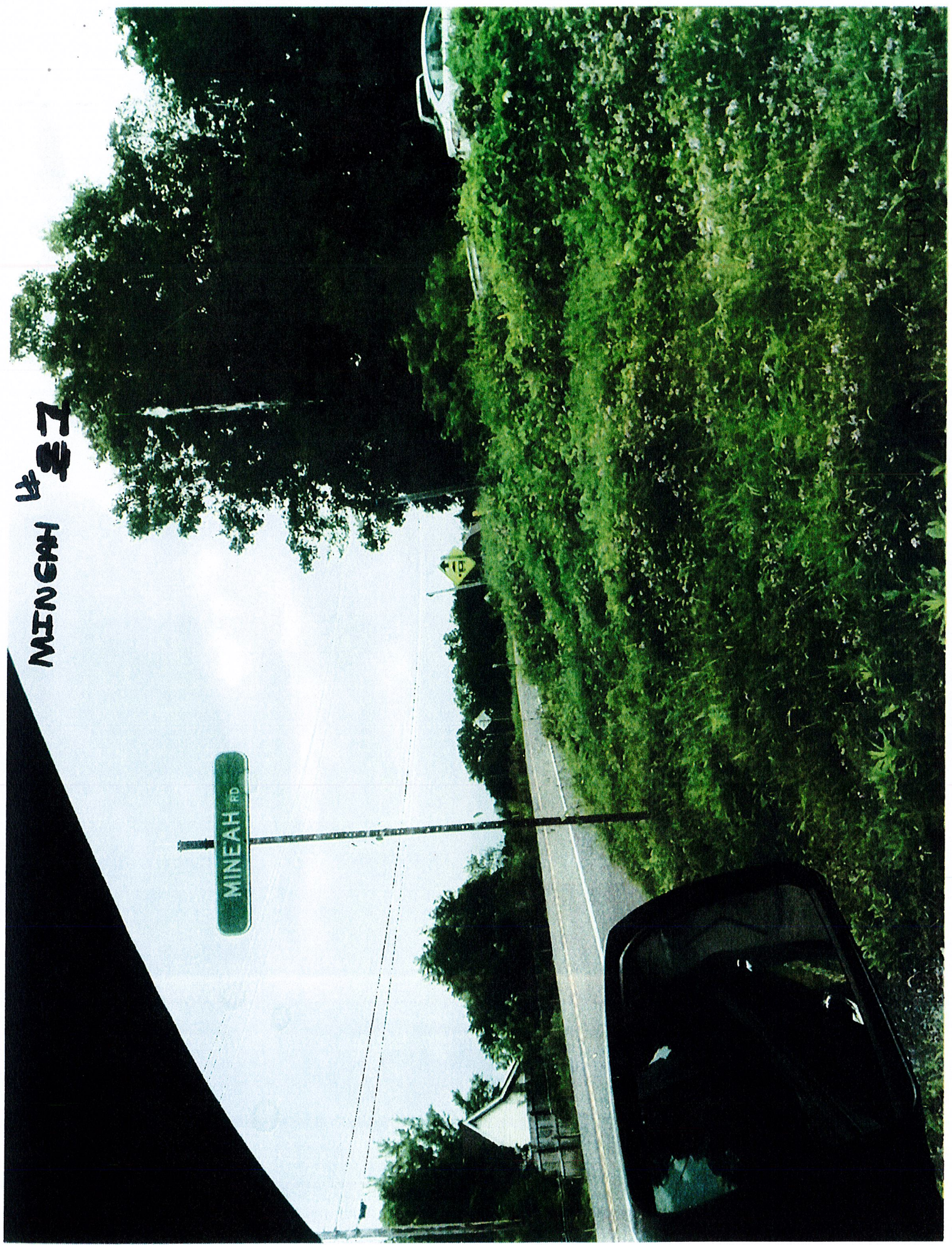


UNKNOWN DRIVER!



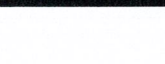
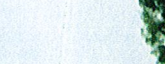
MINNEAPOLIS #1

MINEAH RD



MINGAH # 2

MINEAH RD



MINEAH #3





## Phone Call Summary

**Date of Call:** On or about 7/20/17 / **Time:** Approx. 10:00AM

**Contact Person:** David Sprout

**Contact Person Phone #:** 844-8888

**Contact Person Institution:** Dryden Town Offices

To the best of my knowledge, and taken directly from my notes while on the phone, this is the conversation between David Sprout and myself regarding the current traffic problem at the intersection of Mineah Road, Route 13, and Kirk Road, as well as the impact of additional cars from the construction of the Pineridge Cottages/apartment complexes.

---

I was redirected to David Sprout after I told the woman answering the phone of my concerns. She said that David Sprout was ahead of the Pineridge project.

When Mr. Sprout answered the phone, I expressed my deep concerns regarding the traffic issues already present at the intersection of Kirk Road, Rte 13, and Mineah Road, of the long waits of both those on Mineah Road and Kirk Road to get onto the highway. I told him that I had personally experienced long waits in the mornings (ten minutes and on some occasions close to 15 minutes), and I could not understand how an apartment complex could be approved at the bottom of Mineah Road. I asked if a congestion study had been done.

"Yes, and it's been approved," he answered.

I asked him how many cars were expected at this new complex.

→ "Forty initially but it's going to eighty," he said, then continued. "The study estimates one trip per day so that's 160 trips. That's reasonable."

"160 trips? But how can that be approved?" I asked. "We're already congested, what are we supposed to do?"

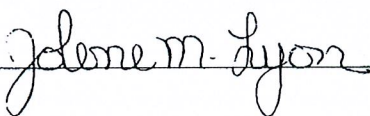
"Well, people will just have to leave earlier," David Sprout answered.

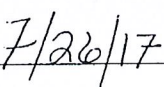
"*Leave earlier?*" I repeated, shocked. I then told him about the young couple who died at the bottom of Mineah Road; how I would *never* be able to forget seeing that smashed car. I also told him that I had almost been hit while trying to pull out onto Rte 13, then asked, "Don't you even *care* that people are going to get hurt with all these extra cars? Die?"

David Sprout then answered, "Ma'am, it's a done deal. I'll email you the traffic study."

I gave him my email for the study to be sent to and asked him when the next board/zoning meeting was. He did not answer me; he repeated that it was a "done deal" and gave me the contact information for Ray Burger, the head of the planning department.

As of this date, I still have not received a traffic study report from Mr. Sprout.

  
\_\_\_\_\_

  
\_\_\_\_\_

## ADDITIONAL NOTES

The images that were taken at the intersection of Mineah Road, Rte 13, and Kirk Road were taken from an SUV. If the images had been taken in a standard car, the images would be approximately 5 to 7 inches lower, significantly reducing visibility and reaction time.

Note: This study was not able to include the student population which is absent in the summer months. During the 8 to 9 months they reside in the Township of Dryden and surrounding areas, traffic will no doubt be significantly higher.