

**All One One All- A D'Artagnan Farm
221 Craigville Road
Town of Goshen
Orange County, New York**

TRAFFIC IMPACT EVALUATION

MARCH 23, 2022

(Revised August 5, 2022)

Prepared by:

Lanc & Tully Engineering and Surveying, P.C.

PO Box 687

Goshen, New York 10924

INTRODUCTION

The All One One All Farm is located at 221 Craigville Road, in the Town of Goshen, also known as Tax Lot 8-1-6. This property is currently occupied by several agricultural buildings that have historically been used primarily for farming, and at one time was also used for an animal kennel. The property is 14.5+/- acres in size and has frontage on both Craigville Road (County Highway Route 66) and Coleman Road (a Town Road). The owner is seeking to convert an existing barn located on the property for use as a "farm to table" restaurant.

As part of the review by the Town of Goshen Planning Board for issuance of the Special Permit needed for the proposed restaurant use, it has been requested that a traffic impact analysis be prepared to compare the proposed use with traffic that could be generated from any use permitted by right (without requiring review by any municipal board) in the applicable zoning district (RU District). According to the Use Table, for the RU District, those uses are limited to Single-family dwelling, two-family dwelling, agriculture and municipal uses. For purposes of this evaluation, maximum potential traffic associated with a municipal office building is considered.

MUNICIPAL OFFICE BUILDING USE

A municipal office building is a use permitted in the RU District as-of-right. A plan has been prepared by this office demonstrating that a municipal office building with a floor area of 19,600 square feet could be constructed in the general area of the existing barn. The plan demonstrates that the property is of sufficient size to accommodate the parking facilities, as well as the water supply and sewage disposal for such a facility. For evaluation of traffic impacts associated with this office building, vehicle trips are estimated using the ITE Trip Generation Manual, Use #730 (Government Office Building). Based upon this information, the vehicle trip ends were tallied and can be seen on the attached Trip Generation Comparison chart.

The study indicated a projected traffic generation of 63 vehicle trip ends during the weekday PM peak hour and 443 vehicle trip ends per day.

PROPOSED USE:

SILVOPASTURE, FARM-TO-TABLE RESTAURANT, FARM SHOP AND RESIDENCE

The applicant currently uses the 13.5+/- acre farm property as a silvopasture, which is the deliberate integration of trees and grazing livestock operations on the same land. The applicant also lives in the existing farmhouse located at the front of the property. The project proposes to convert an existing 70'x30' barn for use as a farm-to-table restaurant on the upper floor, and a 1,000 sq.ft. farm shop on the lower floor. For the residence, restaurant and farm shop, trip generation for the project has been based on the ITE Trip Generation Manual. The restaurant is considered Use#931, which is a quality restaurant. The farm shop is estimated with Use #879 which is an Arts and Crafts Store. The agricultural use for the silvopasture is not listed in ITE Trip Generation Manual, and was based upon estimated demand for one farm manager, two employees and includes farm and package deliveries.

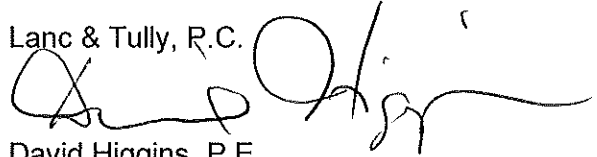
The result for proposed conditions associated with the silvopasture, restaurant, farm shop and residence indicates a total of 39.9 vehicle trip ends in the peak hour and 338 vehicle trip ends per day.

CONCLUSION

Based upon the analysis, trip generation for the proposed use would be less than if the property were used as a municipal office building. The total vehicle trip ends will decrease by 105 vehicle trip ends, a drop of about 23% from traffic generation that could be generated with a municipal office building facility. The peak hourly trip generation will decrease by 22.7 vehicle trip ends, approximately 36% less than traffic associated with the municipal office building.

Respectfully submitted,

Lanc & Tully, R.C.

A handwritten signature in black ink, appearing to read "David Higgins", is written over the printed name and extends to the right.

David Higgins, P.E.

NYS License # 078463

**TRIP GENERATION COMPARISON
ALL ONE ALL FARM, TOWN OF GOSHEN
August 5, 2022**

POTENTIAL MUNICIPAL OFFICE USE

Use #730: GOVERNMENT OFFICE BUILDING

Trip Generation Manual- 10th Edition

Square Footage

19,600 square feet

Weekday PM Peak Hour of Generator-

3.19 per 1,000 sq.ft.

62.5 Vehicle Trip Ends

Weekday Daily

22.59 per 1,000 sq.ft.

442.8 Vehicle Trip Ends

PROPOSED CONDITIONS- SILVOPASTURE FARM, FARM-TO-TABLE RESTAURANT & FARMSTAND

Use # 931- Quality Restaurant

Trip Generation Manual- 10th Edition

Seats

100 Seats

Weekday PM Peak Hour of Generator-

0.29 per seat =

29.0 Vehicle Trip Ends

Weekday Daily

2.6 per seat =

260.0 Vehicle Trip Ends

Use # 210- Single Family Detached Housing

Trip Generation Manual- 10th Edition

Dwelling Units

1 Dweling Unit

Weekday PM Peak Hour of Generator-

1 per D.U.=

1.0 Vehicle Trip Ends

Weekday Daily

9.44 per D.U.=

9.4 Vehicle Trip Ends

Use # 879- Arts and Craft Store (Farmstand Not Listed in ITE)

Trip Generation Manual- 10th Edition

Square Footage

1,000 square feet

Weekday PM Peak Hour of Generator-

6.85 per 1,000 sq.ft.

6.9 Vehicle Trip Ends

Weekday Daily

56.55 per 1,000 sq.ft.

56.6 Vehicle Trip Ends

Use- Agricultural Silvopasture (Not Listed in ITE)

Estimate based on one farm manager, two employees, farm and package deliveries

Weekday PM Peak Hour of Generator-

3.0 Vehicle Trip Ends

Weekday Daily

12.0 Vehicle Trip Ends

TOTAL PROPOSED

Weekday PM Peak Hour of Generator- (Warehouse Plus Office)

39.9 Vehicle Trip Ends

Weekday Daily (Warehouse Plus Office)

338.0 Vehicle Trip Ends

COMPARISON

PEAK HOUR GENERATOR (PM)

POTENTIAL MUNICIPAL OFFICE USE

62.5 Vehicle Trip Ends

PROPOSED (Silvopasture, Restaurant, Farm Shop & Dwelling)

39.9 Vehicle Trip Ends

DIFFERENCE

22.7 Less Vehicle Trip Ends

WEEKDAY VEHICLE TRIP ENDS

POTENTIAL MUNICIPAL OFFICE USE

442.8 Vehicle Trip Ends

PROPOSED (Silvopasture, Restaurant, Farm Shop & Dwelling)

338.0 Vehicle Trip Ends

DIFFERENCE

104.8 Less Vehicle Trip Ends

Government Office Building (730)

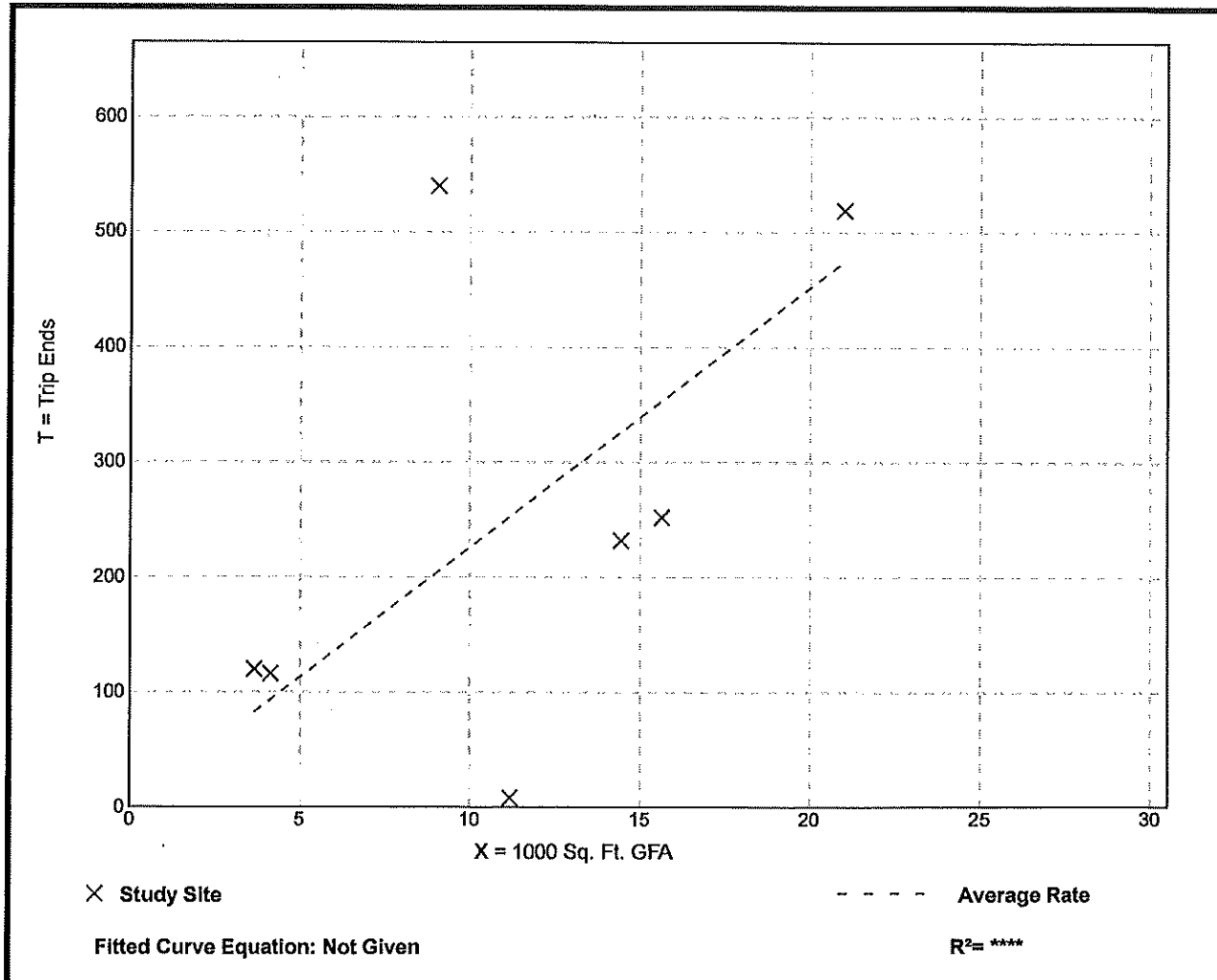
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
22.59	0.71 - 59.66	17.03

Data Plot and Equation



Government Office Building (730)

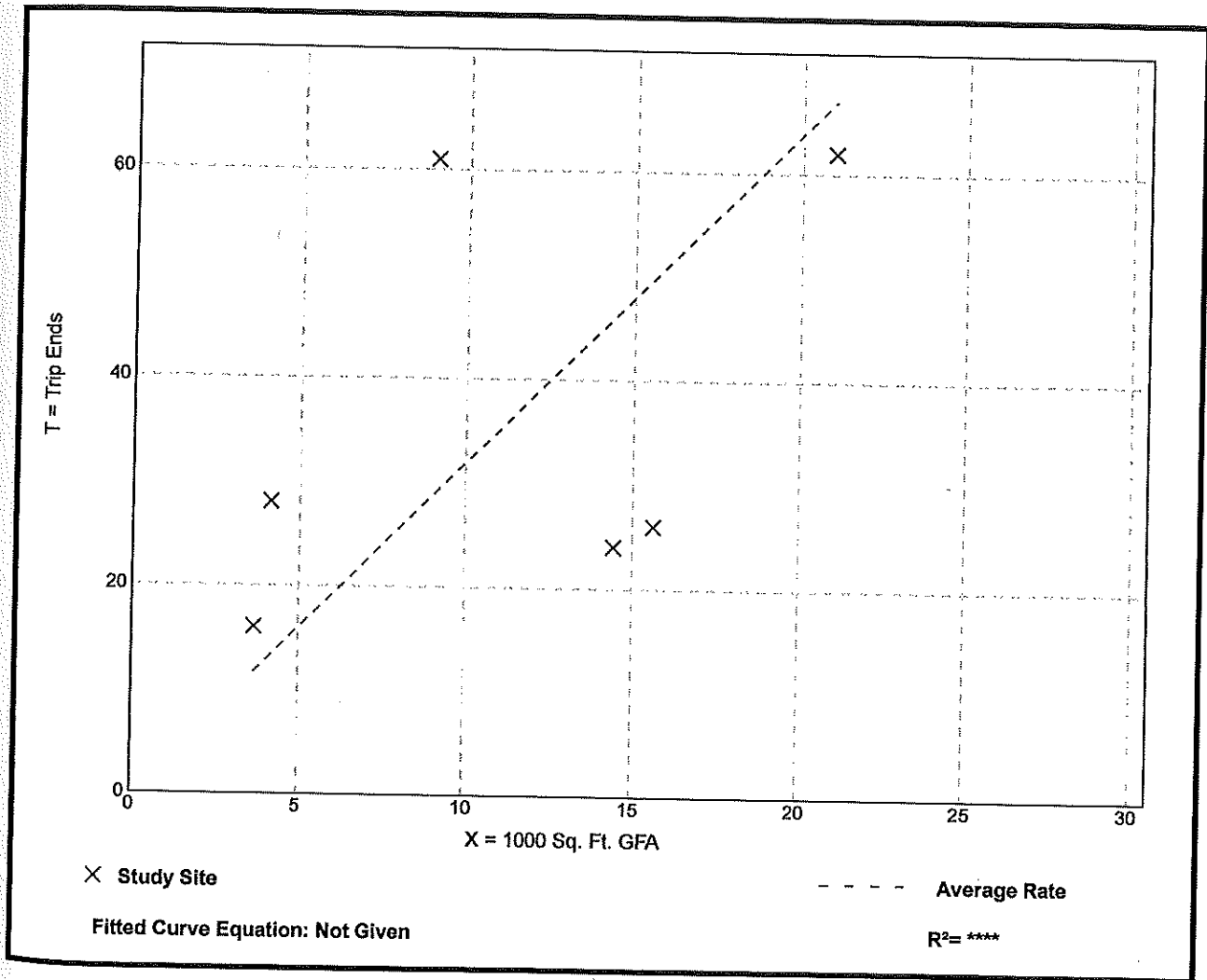
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 6
 1000 Sq. Ft. GFA: 11
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.19	1.66 - 6.77	2.07

Data Plot and Equation



Quality Restaurant (931)

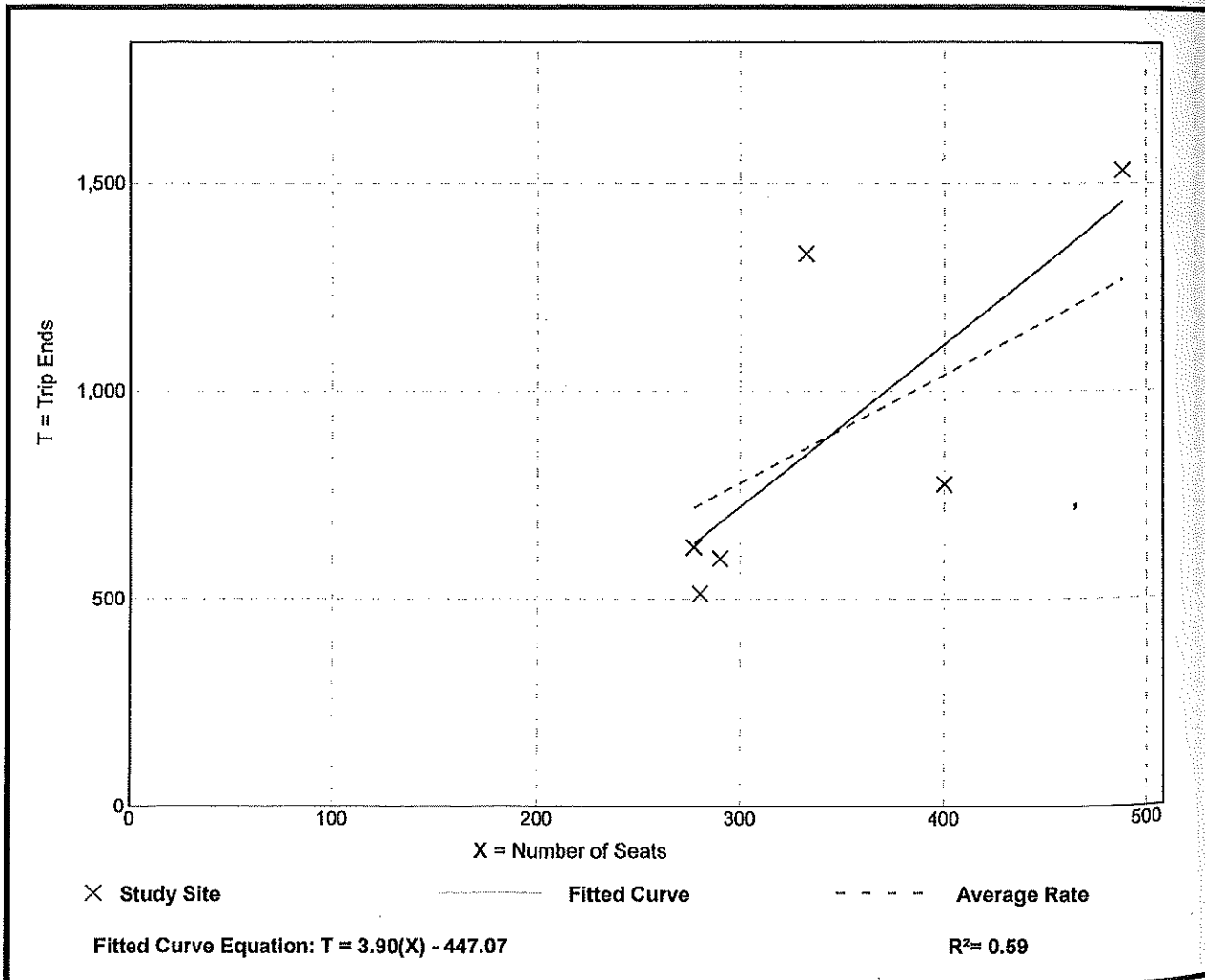
Vehicle Trip Ends vs: Seats
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Seats: 345
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.60	1.83 - 4.01	0.85

Data Plot and Equation



Quality Restaurant (931)

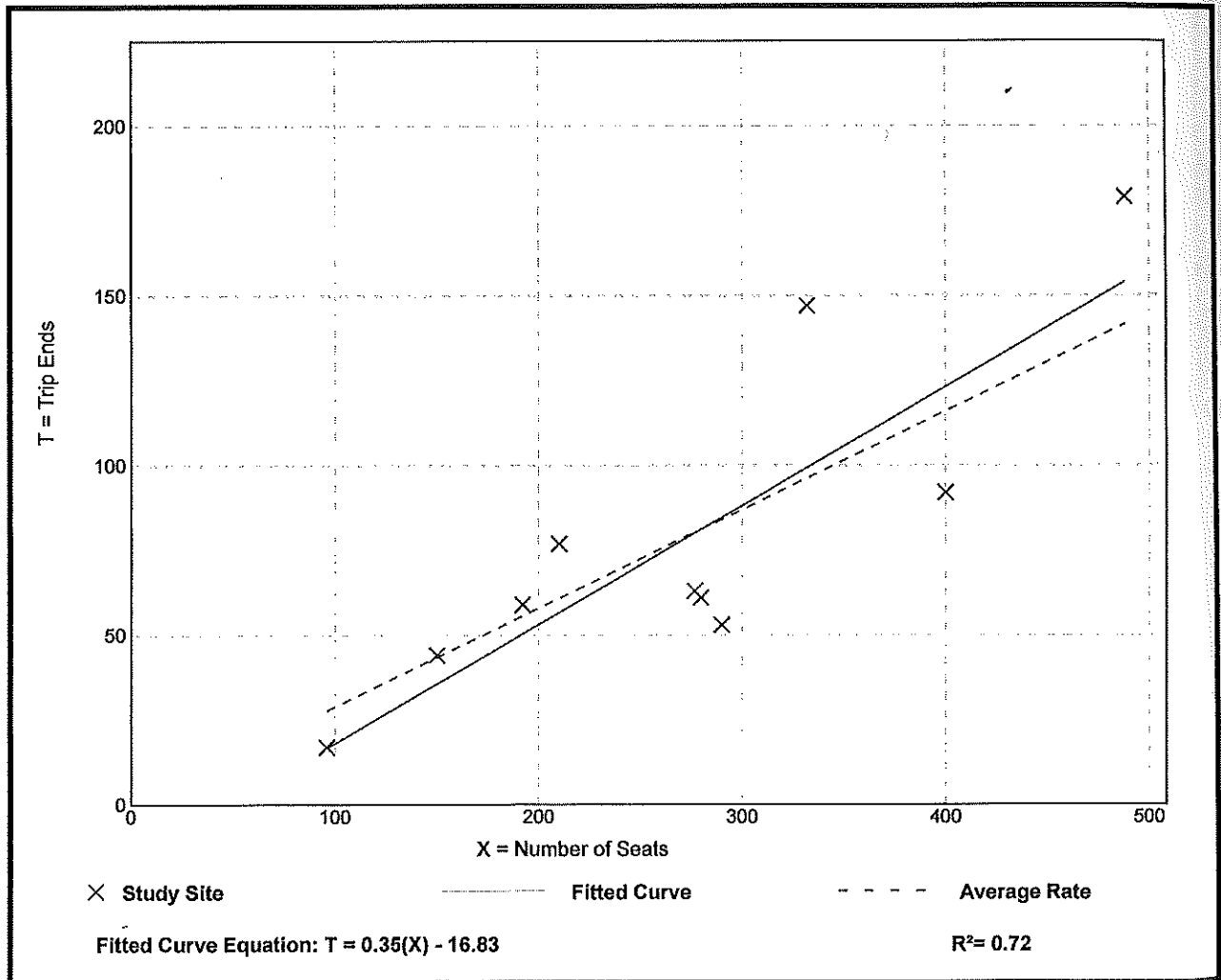
Vehicle Trip Ends vs: **Seats**
 On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 10
 Avg. Num. of Seats: 272
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.29	0.18 - 0.44	0.09

Data Plot and Equation



Single-Family Detached Housing (210)

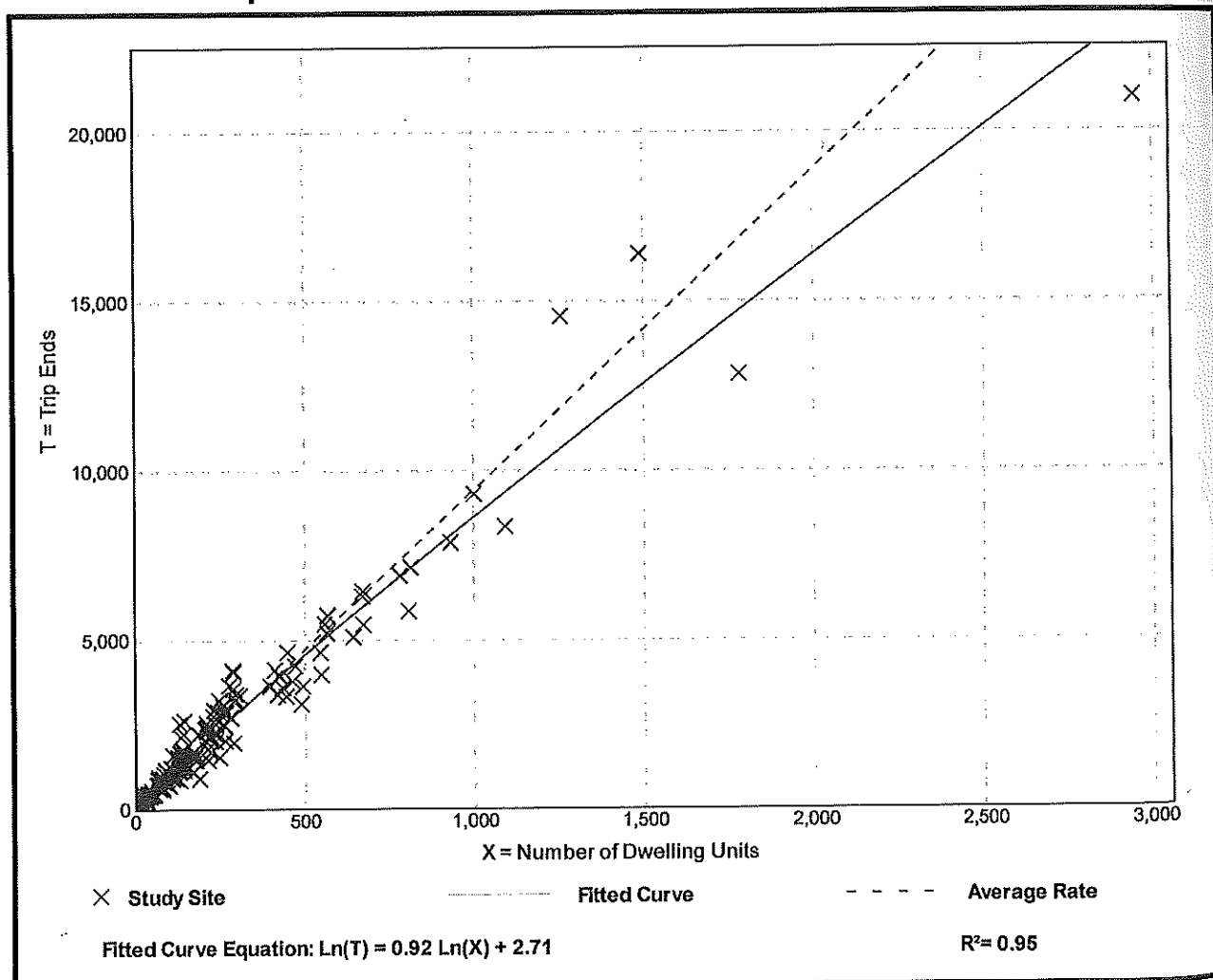
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

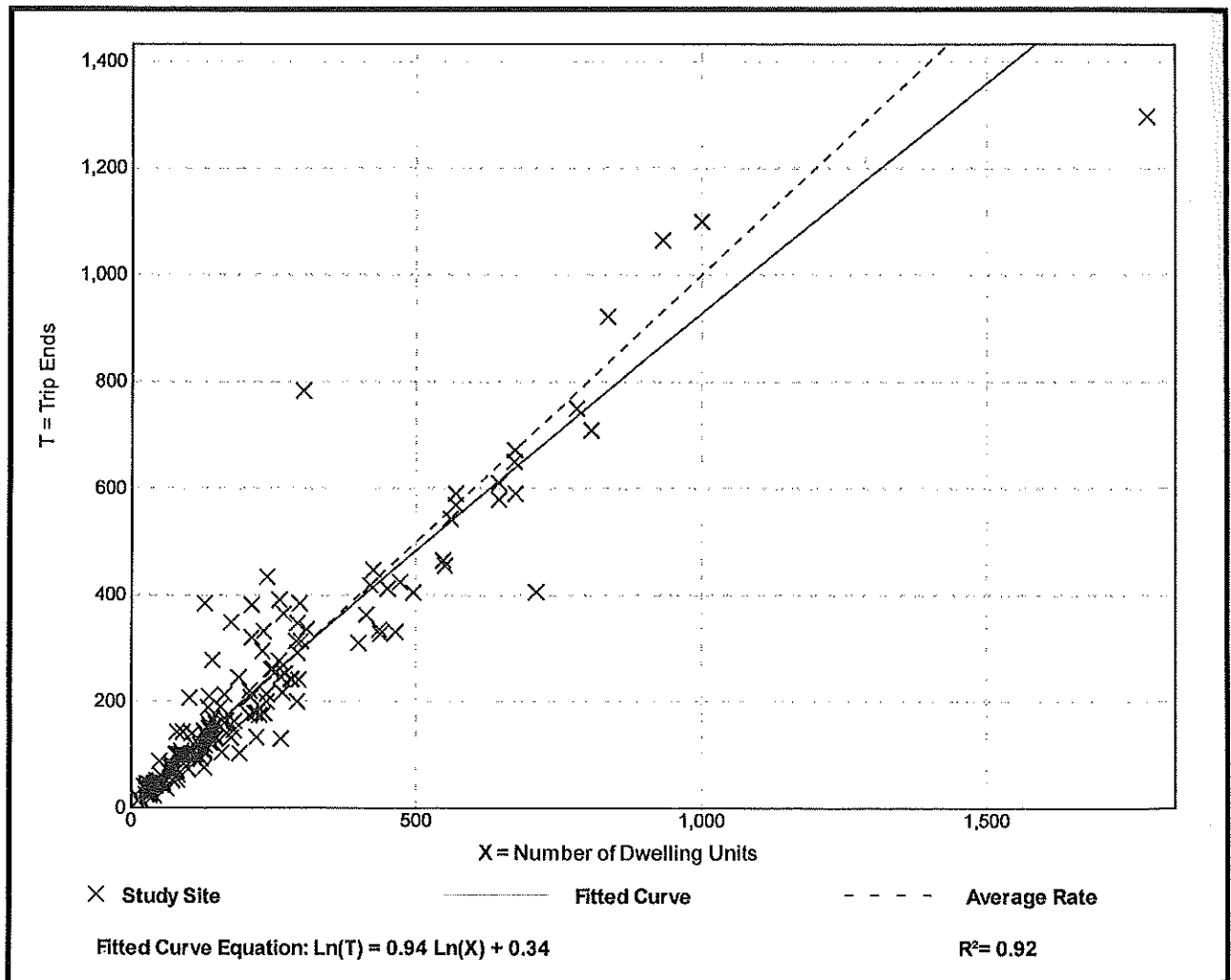
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 165
Avg. Num. of Dwelling Units: 217
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

Data Plot and Equation



Arts and Crafts Store (879)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 20
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.85	6.85 - 6.85	*

Data Plot and Equation

Caution – Small Sample Size

