



***Environmental and Planning Consultants***

34 South Broadway  
Suite 401  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Dover Planning Board  
**From:** Ashley Ley, AICP and Anthony Russo  
**Date:** September 18, 2012  
**Re:** Dover Village Plaza Traffic Study

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AKRF, Inc. has reviewed the Traffic Impact Study (TIS) prepared by Creighton Manning, dated May 18, 2011, for completeness in regards to the adopted scope. Pursuant to the scope, the following items were not addressed and should be included in the TIS:

1. The following intersections should be included in the analysis:
  - Route 22 at Old Route 22,
  - Route 22 and Mill Street,
  - Route 22 and School Street,
  - Route 22 and South Tinkertown Road,
  - Route 22 and North/South Nellie Hill Road.
2. Vehicle Classification counts should be conducted at Route 22/Dover Village Shopping Center.
3. Accident data and analysis should be not provided.
4. A parking analysis should be conducted.
5. On-site pedestrian, bicycle and vehicular circulation should be discussed.
6. The TIS should discuss how the proposed project complies with the traffic and transportation polices and recommendations as identified in the Route 22 Corridor Management Plan.
7. The TIS analyzes a build year of 2012, this should be updated to reflect the anticipated build year.
8. An analysis of Weekday AM and Saturday midday traffic conditions should be included.
9. The No-Build analysis should include any applicable phases of the Knolls of Dover Project for the anticipated Build Year.