


Memorandum

To: Mr. Christopher Gerver, Chairperson – Woodbury Planning Board

From: Philip Grealy, Ph.D., P.E. 

Date: July 28, 2021

Subject: Cody Inc. Boys School – C.R. 105, Village of Woodbury

Project No.: 21004457A

We have received a copy of the Build No. 4 addition site plan and cover letter from MJS Engineering and Land Surveying dated June 23, 2021 for the above referenced location. Based upon a review of the plans and accompanying information, we have the following comments:

1. A traffic analysis should be prepared, which identifies current traffic movements to and from the site during peak periods and the expected additional trip generation associated with the approximately 4,000 square foot addition to the school/Mikvah building. The traffic study should identify existing turning movements to and from the site via Bnai Yoel Drive and it should include classification of vehicle mix including number of buses, passenger cars, pedestrian movements, etc. The traffic analysis should take into account any other planned or approved developments in the immediate vicinity, including traffic from those approved or under consideration in the Village of Kiryas Joel.
2. Onsite parking should be reviewed in terms of current utilization and the potential need for additional parking to accommodate the additional square footage. Peak periods of use should be surveyed and documented.
3. Highland Mills Road is C.R. 105 and input should be obtained from the Orange County Department of Public Works (OCDPW) regarding access to and from the site and any requirements for access related improvements, including specific information relative to sight distances, the capacity of the intersection, and any recommended improvements.
4. Input should be obtained from the Village Emergency Services Department relative to emergency access, etc.
5. Any pedestrian activity to and from the site and the potential need for sidewalks should be discussed by the Applicant and be coordinated with the Village of Kiryas Joel and Orange County Department of Public Works (OCDPW).

Upon receipt of the above information, we will provide additional details and comments.

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Maser Consulting is now Colliers Engineering & Design