

November 27, 2023

Scott Marshall, Principal Planner
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

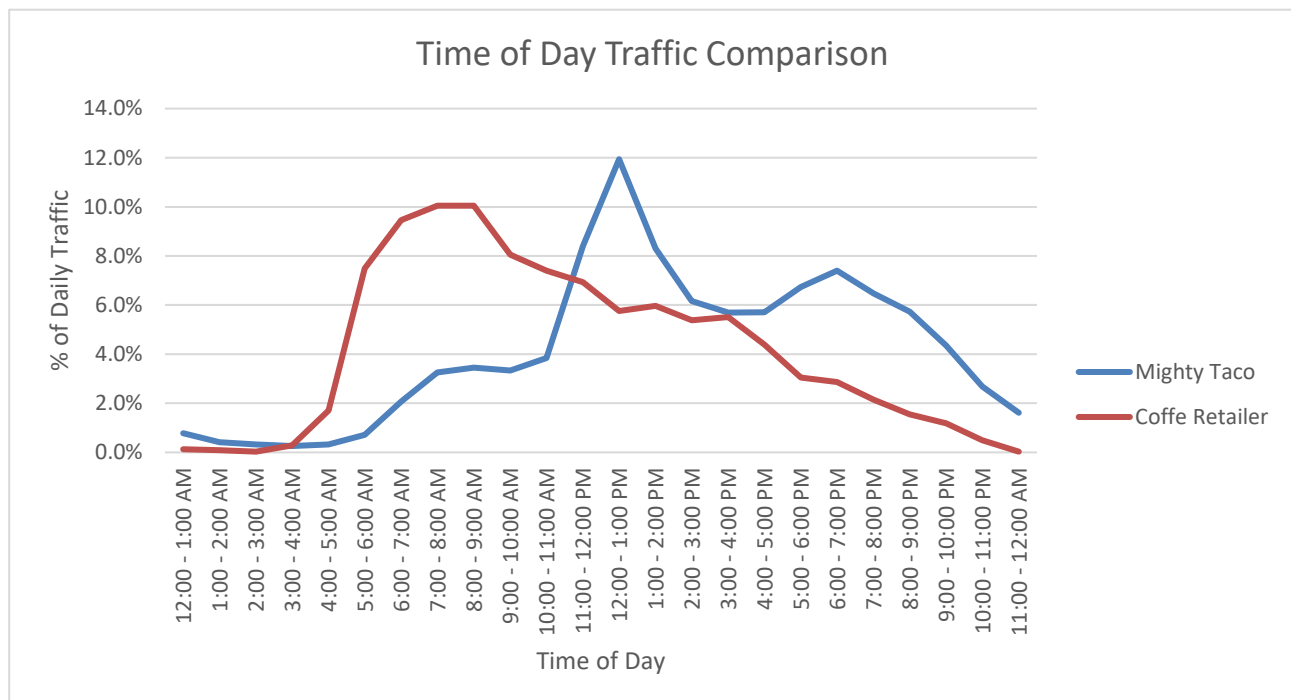
RE: 5150 & 5117 Sheridan Dive - Sheridan and Mill Re-Development Project, Town of Amherst, NY
Supplemental Traffic Information – Internal Site Circulation

Dear Mr. Marshall:

The purpose of this letter is to provide an evaluation of internal site circulation for the proposed Sheridan and Mill site re-development located at 5105 and 5117 Sheridan Drive. The proposed site layout, shown in the attached Site Plan [Drawing C-100 – Date: 11/20/23] prepared by Carmina Wood Design, has been updated subsequent to the Traffic Impact Study prepared by our firm dated October 22, 2022 to better accommodate on-site queuing for both the existing Mighty Taco at 5117 Sheridan Drive and the proposed coffee retailer use with an accessory drive-through facility to be located at 5105 Sheridan Drive.

There are several important points to consider related to on-site circulation:

1. The two drive-through uses on the overall project site are complementary uses. The existing Mighty Taco is not in operation during the AM peak hour and experiences its greatest trip generation during the lunch time peak hour. Conversely, the proposed coffee retailer experiences its highest trip generation during the AM peak hour.
2. The following graph shows the distribution of total site traffic for each of these two uses over the course of a day based on time-of-day distribution data from the Institute of Transportation Engineers (“ITE”). The time period of greatest overlap occurs between 11 AM and 12 PM when both sites have approximately 7% of the daily traffic entering and exiting the site.

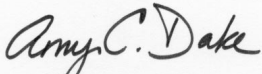


3. The coffee retailer experiences peak traffic volumes between 7 AM and 10 AM and then the site traffic steadily drops off throughout the day. The Mighty Taco opens at 10 AM and experiences peak traffic volumes between 12 PM and 1 PM with another lesser peak between 6 PM and 7 PM. There is no time period during the day when both the Mighty Taco and the proposed coffee retailer experience peak traffic volumes at the same time period.
4. The attached Site Plan shows on-site queuing for the coffee retailer that can accommodate 16 vehicles before spilling back into the adjacent parking drive aisle. The last position in the queue is located approximately ± 220 ft away from the driveway entrance along Sheridan Drive. This distance affords space to queue an additional 8 to 10 vehicles on-site before there is any potential for spillover into Sheridan Drive. The queue analysis provided in the October 2022 TIS indicates that the 95th percentile coffee shop queue will not exceed 7 vehicles during the AM peak hour. It is reasonable to conclude then that there is more than ample on-site queuing provided for the coffee retailer and very little likelihood of on-site drive-through queues impacting Sheridan Drive.
5. A January 2020 Drive-thru Trip Generation and Queuing Study for Mighty Taco prepared by SRF Associates (included in attachments) indicates that averages queues for the three Mighty Taco locations studied in Western New York range from 2 to 3 vehicles and maximum observed peak hour queues range from 7 to 10 vehicles during all peak hours studied. The project layout depicted on the Site Plan provides drive-thru queuing space for 7 vehicles with room for 3 additional vehicles within the drive aisle on-site. The on-site storage provided is more than adequate to accommodate the existing on-site queuing for Mighty Taco without interfering with access to the drive-thru lane for the coffee retailer.
6. During peak intervals for either the Mighty Taco or the coffee retailer, when there may also be a higher volume of incoming vehicles at the main Sheridan driveway, vehicles parked in the vicinity of the coffee retail building at 5105 Sheridan or exiting its drive through will likely exit the site via the right in/right out only driveway onto Mill Street such that the site, as configured, will operate effectively.

In summary, it is our firm's professional opinion that the proposed site design provides sufficient queue storage on site for both drive-thru uses and the site circulation has been properly designed to minimize conflicts between the two users. Given the complimentary peak traffic generation for the two uses, we do not anticipate any significant traffic conflicts on-site or on the adjacent roadway network.

Please feel free to contact me directly with any questions.

Sincerely,
Passero Associates



Amy C. Dake, P.E.
Senior Managing Traffic Engineer

Attachments

cc: Christopher Schregel, Traffic-Safety Coordinator, Engineering Department
David Chiazza, Executive Vice President, Iskalo Development Corp.
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC