



June 20, 2025

Mr. Chris Brand  
Town of Marlborough Planning Board  
21 Milton Turnpike  
Milton, NY 12547

**RE:** Review Comments for **Orchards on Hudson**, Dock Road, Town of Marlborough, NY;  
CM Project #R250548-2, Town Project #23-1008

Dear Chairman and Board Members:

Creighton Manning is in receipt of the following documents and has prepared the subsequent comments based on a review of these materials:

- Overall Layout and Materials Plan prepared by VHB, last revised March 21, 2025
- Concept – 1 Southbound Left-Turn Lane prepared by VHB, dated August 6, 2024
- Updated Traffic Impact Evaluation, prepared by VHB, last revised August 9, 2024
- Public comment letters from Andrew Cho, Town of Marlborough Conservation Advisory Committee, and Concerned Community Members

Based on our review of these documents, we offer the following comments:

1. Trip generation projections based on ITE Land Use 215 are appropriate for the proposed Townhouse development.
2. It is noted that the applicant currently owns several adjacent properties along Route 9W and Dock Road.
  - a. The Overall Layout and Materials Plan (Drawing C3.00) references the previous owners of these properties and should be updated to the current owner.
  - b. Information regarding potential future redevelopment of these adjacent parcels should be provided.
    - i. If future redevelopment of the adjacent parcels is contemplated, it would be beneficial to establish reasonable, but conservative, development components so that trip projections and any further off-site improvements can be considered as part of the SEQRA determination. Changes to the development components that fall within the envelope established by the SEQRA determination can be made at Site Plan review when a future application is made for any of the adjacent parcels.
    - ii. Cross access between the parcels currently slated for redevelopment and the adjacent applicant-owned parcels should be provided to the maximum extent possible. Some modification to the proposed residential access may be necessary if and when the Route 9W parcels are developed. See site plan illustration below. Multiple access points to Route 9W between Dock Road and Birdsall Avenue is not recommended.
3. The Traffic Impact Evaluation text indicates ATR data was collected from November 15, 2022 to December 2, 2022 (17 days) but only data from November 15, 2022 to November 19, 2022 (5 days) is appended. Please provide the complete data set.
4. Level of Service
  - a. As presented in the report, the LOS analyses indicate that the intersection of US Route 9W at Dock Road is expected to continue to operate under similar conditions (LOS C during the AM peak and LOS F during the PM peak) with the additional trips associated with the Orchards on the Hudson development during the weekday morning and evening peak hours. That said, the volumes exiting Dock Road and the site driveway are unlikely to meet a signal warrant, so future residents of the project should expect long delays leaving the site during peak times.

- b. Please explore the need to seasonally adjust the traffic volumes and/or supplement the November 2022 data with more recent data.
- c. We expect that weekend activity at the Dock Road marina will increase during the summer. Is there any overlapping activity from the project that would affect these operations?

5. Site Access and Circulation

- a. CM concurs with the appropriateness of constructing a left turn bay along Route 9W to facilitate site access. Ideally, it would also service Dock Road with space for one vehicle before tapering back to the centerline.
- b. Consider an extra wide hatch area adjacent to the ADA parking at the club house to allow for vehicles to make u-turns on this dead-end. Alternatively, drivers might use Building 16's driveway to turn around.
- c. Provide details regarding the expected school bus access to the site and the "Potential Bus Stop for School Children off of 9W."

If you have any questions about the above comments, please don't hesitate to contact our office at.

Respectfully,  
*Creighton Manning Engineering & Surveying, PLLC*

  
Kenneth Wersted, PE, PTOE  
Associate  
518-689-1834  
[kwersted@cmellp.com](mailto:kwersted@cmellp.com)

  
Amanda LaRosa, PE  
Project Manager  
914-307-0041  
[alarosa@cmellp.com](mailto:alarosa@cmellp.com)

N:\Projects\2025\R250548.00 Marlborough - 2025 Reviews\Working\2- Orchards on Hudson\20250620 Orchards on Hudson Traffic Review 1.docx

