



**Partners**

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October 27, 2009

Mr. Chris Meyer  
O.J. Meyer & Son  
4 Vly Road  
Albany, New York 12205

**RE: Site Plan and Access Review, Dutchmen Acres, Depot Road (CR 201), Town of Guilderland, Albany County, New York; CME Project No. 06-055d**

Dear Mr. Meyer:

Creighton Manning Engineering, LLP (CME) is in receipt of the conceptual site plan showing the through road connection to School Road (CR 202). It is our understanding that this concept was developed at the request of the Town Planning Board to explore the potential effects of having the proposed development road, previously shown as a cul-de-sac, connect to School Road opposite the Guilderland High School. The concept shows the alignment of the site road intersecting School Road approximately 90 feet (centerline to centerline) north of the northern entrance to the school. The advantage of having the through road is the connectivity gained by having the proposed subdivision provide access to two roadways. As a principle, we support the creation of through roads whenever practicable.

However, the location of the concept road creates a negative off-set intersection with the high school entrance, resulting in the potential for traffic turning left into the site and left into the school from School Road to block the other turning movement, creating a gridlock pattern. Further, the overall alignment of the site road makes it an attractive cut-through route for students driving to school. Based on the traffic data presented in the December 29, 2008 CME letter, the eastbound left turn movement from Depot Road to School Road is 184 vehicles during the AM peak hour, and presumably all school traffic. This traffic would complicate the existing congestion already experienced during the school arrivals if these drivers choose to use the new subdivision road to access the school. For these reasons, we do not support the proposal, as shown, to connect the subdivision road to School Road.

Recognizing that School Road is maintained by Albany County, it is ultimately their decision as to whether the through road connection is allowed. It is recommended that their determination be obtained before returning to the Planning Board to continue the site plan process.

Please feel free to call our office if you have any questions or comments regarding the above analysis.

Respectfully submitted,  
**Creighton Manning Engineering, LLP**

  
Kenneth Wersted, P.E.  
Project Manager

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