

Building Department

From: Mark Lacivita <mark4209@outlook.com>
Sent: Wednesday, May 31, 2023 4:45 PM
To: Building Department
Subject: Fw: 76 North Greenbush Rd
Attachments: SPATROL PRI23053009250.pdf

Kelley: Please send to applicant, the usual group and post. Thanks.

Mark Lacivita
518-527-0409
mark4209@outlook.com

From: Chief D. Keevern <dkeevern@northgreenbushpolice.org>
Sent: Tuesday, May 30, 2023 10:20
To: Mark Lacivita <mark4209@outlook.com>
Subject: 76 North Greenbush Rd

Hi Mark,

I have reviewed the conceptual site plan for 76 North Greenbush Rd. that John Hitchcock sent me. I asked him for any other documentation he may have to share and he confirmed this is all there is at the moment.

I have attached a letter laying out the concerns I have just from the site plan. Please share with the Planning Board and let me know if there are any questions on it. Thank you.

Chief David M. Keevern
North Greenbush Police Dept.
133 Bloomingrove Dr.
Troy, NY 12180
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North Greenbush Police Department

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Chief of Police
David M. Keevern

May 30, 2023

Town of North Greenbush Planning Board
2 Douglas St.
Wynantskill, NY 12198

Mr. Lacivita and members of the Planning Board,

I have received a conceptual site plan for the new proposed building to be located at 76 North Greenbush Rd. At this time, I have only received the site plan so there isn't much to go on for consideration of any safety concerns that I might have. However, there are a couple of design issues that I already see that could present challenges.

The first is the space to the west of the building around what appears to be a drive-thru area. As the drive-thru seems to have two lanes, there is no room for egress or emergency vehicles to get around those vehicles if needed. During busy times, any vehicles in the drive-thru wouldn't be able to get out once they're in line. If, for whatever reason, an emergency occurs whereby those vehicles need to flee, they wouldn't be able to until the traffic in front of them does. If the first vehicle or vehicles aren't able to move, all are stuck there. Also, emergency services could be called to the property for any number of reasons that wouldn't impact the customers in the drive-thru so they would likely still be lined up, restricting access of arriving emergency vehicles to the west or south sides of the building.

The only other similar drive-thru in town that I can think of is the Dunkin Donuts on Main Ave. While that one has been in place for over 20 years, I'm not aware of any issues with it but I have always had my concerns with it. I would believe that this site would have a greater volume of traffic each day which makes it more likely that an issue could occur here than at the Dunkin Donuts which typically only sees volume for very small portions of the day.

The second issue is the parking lot connection to the existing Dunkin Donuts parking lot. The issue here is both crosswalk safety and egress.

When the Dunkin Donuts project was first discussed, one of my major concerns was the crosswalk leading through the drive-thru. I was assured that the developer had taken steps to minimize the number of pedestrians by reworking who would be parking in that back lot and having to use the crosswalk. This new proposed project not only renews that concern but it becomes bigger as the connector would bring more pedestrian and vehicle traffic than the original crosswalk would have ever seen. While I can't predict whether drivers going to the new building would choose to enter the complex from Glenmore Rd. or from State Route 4, I

would believe that there would be at least some increase in traffic volume going over that crosswalk. I still feel that having a crosswalk going through a drive-thru is bad design and this now adds the new complexity of pedestrians having to watch for passing traffic while also watching for vehicles in the drive-thru.

It is my professional opinion that the western connector between the parking lots not be allowed. The eastern connector that runs along North Greenbush Rd. doesn't appear to present any issues; just the one in the rear of the property. I understand there be some legal requirements for that connector but I would recommend alternate options be explored, instead. I also strongly recommend that a lane be created to the western side of the proposed drive-thru to allow for vehicular egress and emergency vehicle access.

Thank you for your consideration of my concerns. Please let me know if you would like to discuss these further.

A handwritten signature in black ink, appearing to read 'David M. Keevern', written in a cursive style.

Chief David M. Keevern