

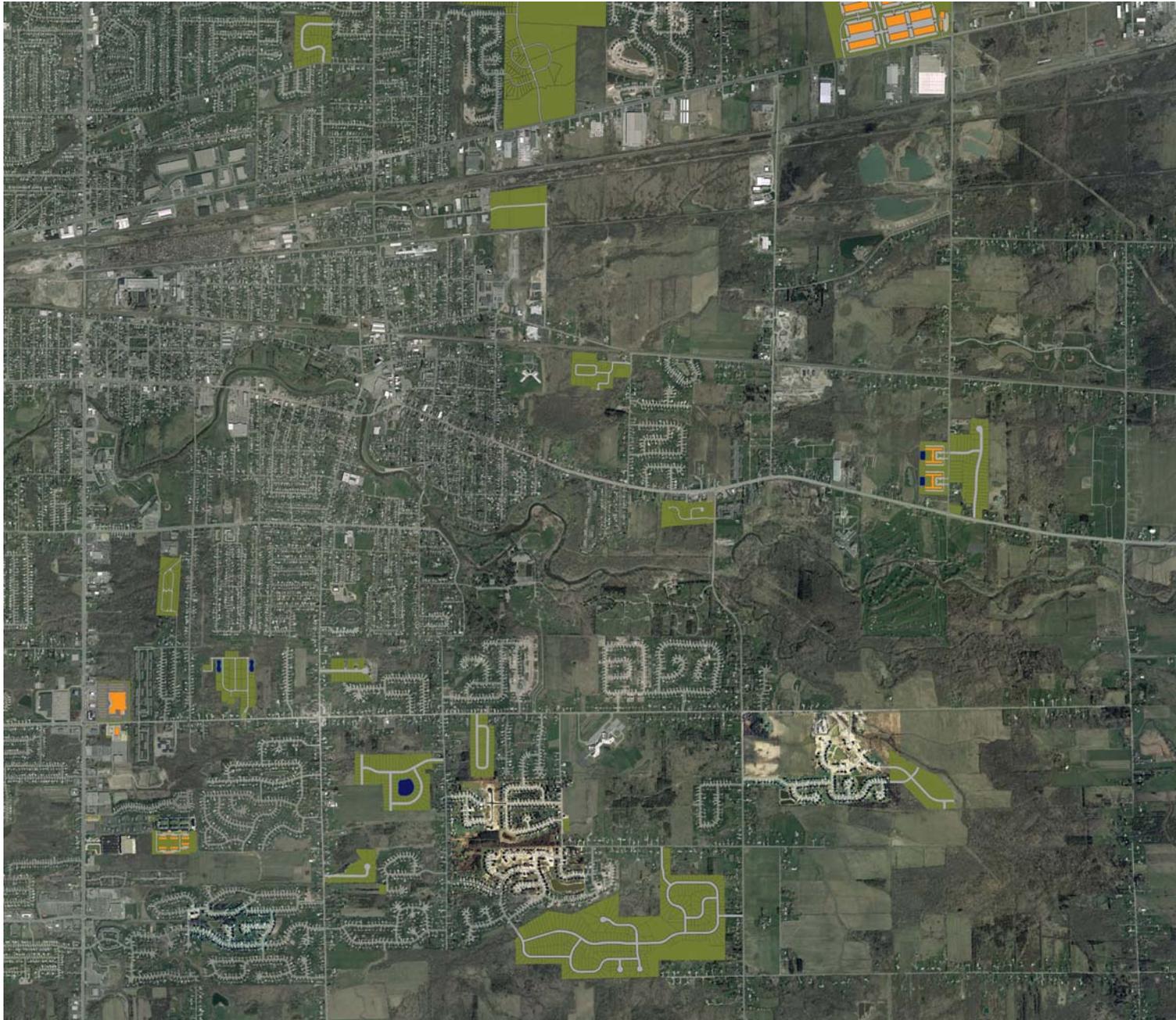
TOWN OF LANCASTER APPENDIX

PROPOSED FUTURE DEVELOPMENTS

AM and PM PEAK HOUR TRIPS GENERATED

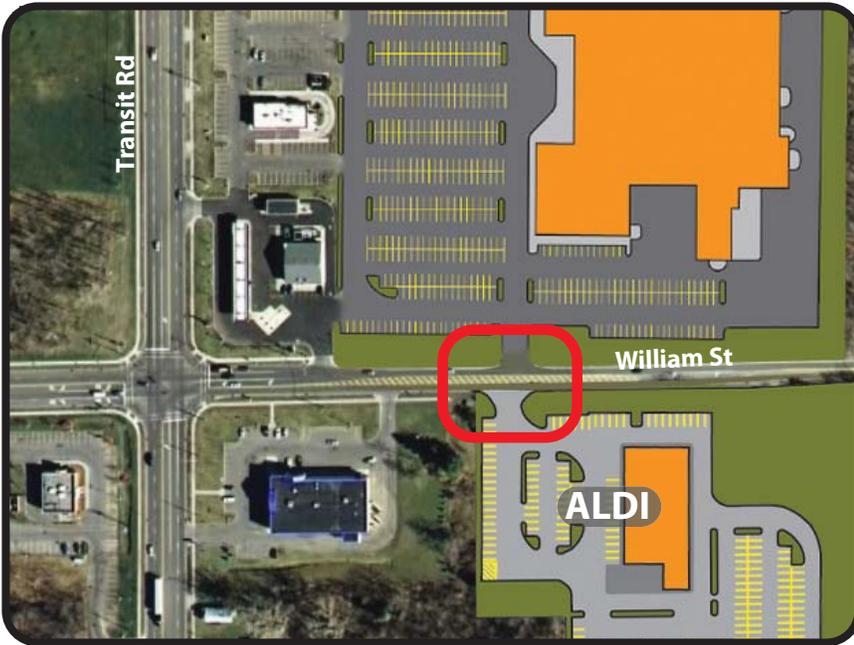


Future Development Overlay - South Lancaster

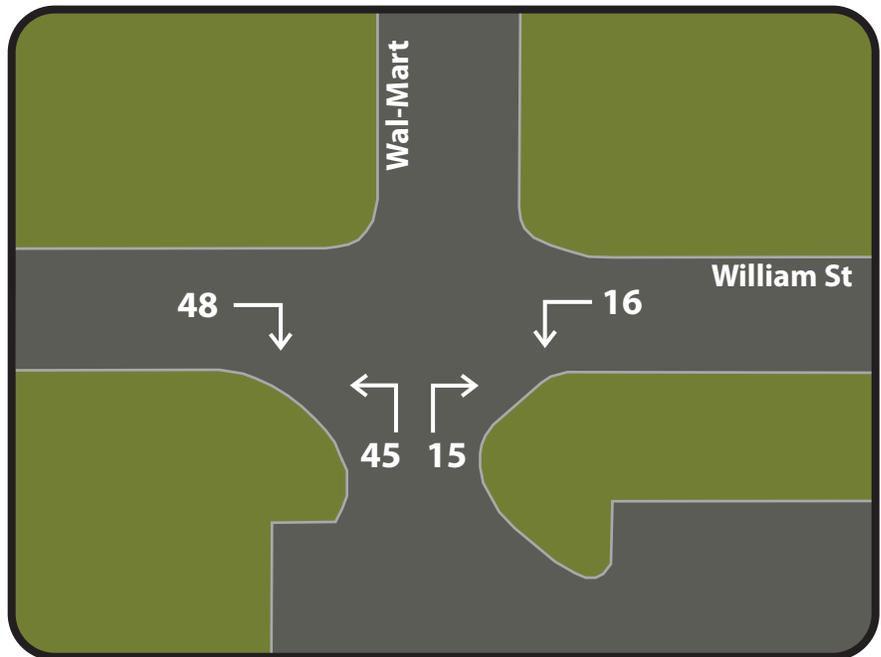


Proposed Developments in the Town of Lancaster

As Per Stan Keyser Mig 11/6/07										TRIPS GENERATED									
Name	Yr(s) Likely to be Completed	Address	Streets	Zoning/Type	# of Units	Location on Grid	Acreage	Constructed Date	Other	Average Rate AM Peak	Trips Generated AM Peak	# Entering AM Peak	# Exiting AM Peak	Average Rate PM Peak	Trips Generated PM Peak	# Entering PM Peak	# Exiting PM Peak	Detail	
Bulk Hanger Building Buffalo-Lancaster Airport	BUILT		Walden Ave	Airport	1	D		In Planning	Apr-07									*Additional information not provided	
Eastport Commerce Center	BLT -10 Yrs to Full Build-out		Walden Ave & Pavement Rd	Distribution/Light Industri	14 (1,593,800 g sq ft)	D	125.38	In Planning	3/3/03 carparks 3,052	1.01	1608.93	1448.04	160.89	1.08	1720.44	240.86	1479.58	Code 110, per 1,000 sq ft	
Part of Lot 1, Sec. 10, TWP. 11, RGE. 6	BUILT	65 Lake	Lake Ave	unknown		F		In Planning	1/9/03	0.77	67.76	17.62	50.14	1.02	89.76	57.45	32.31	*Additional information not provided	
Como Park Blvd Single Family Homes	2012		Como Park Blvd, Wendel St, Storer Av	Residential	88	E	15.15	In Planning	Mar-06	0.77	382.69	99.50	283.19	1.02	506.94	324.44	182.50	*Additional information not provided	
Pleasant Meadows	2007 - 2012		Walden Ave, Pleasant View Drive	Residential	193 Approved, 304 Proposed, 497 Total	B		In Planning	1/10/2007 10 units zone unknown, apx. 480,800 sq ft, apx. 2.25 parking spaces	0.77	382.69	99.50	283.19	1.02	506.94	324.44	182.50	*Additional information not provided	
Commerce Park	2007 - 2012		Commerce Parkway	unknown		B		In Planning	Jun-99 Extension of Commerce Parkway	0.77	15.40	4.00	11.40	1.02	20.40	13.06	7.34		
Loral Lake Subdivision	2007 - 2010		Pavement Rd, Nichter Rd	Residential	20	D		Under Constr	Fall 2001	0.77	36.96	9.61	27.35	1.02	48.96	31.33	17.63		
Columbia Gardens Subdivision	BUILT		Columbia Avenue	Residential	48	B	20	In Planning	11/18/03	0.77	57.75	15.02	42.74	1.02	78.50	48.96	27.54		
Rossiland Subdivision	2007 - 2010		Steinfeldt Rd	Residential	75	F,G	25.7	In Planning	12/27/06	0.77	60.06	15.82	44.44	1.02	79.56	50.92	28.64		
Plumb Estates South	2010 - 2012		Steinfeldt Rd	Residential	78	G		Built	8/7/87	0.77	42.35	11.01	31.34	1.02	56.10	35.90	20.20		
Parkhaven Patio Homes	2007 - 2010		Bowen Rd, Broadway	Residential	55	G	11.91	Under Constr	5/5/06	0.77	47.74	12.41	35.33	1.02	63.24	40.47	22.77	*Additional information not provided	
Greenfield Independent and Assistive Living Center	BUILT	5949 Broadway	Broadway	Residential		G		Built	12/1/98	0.77	63.91	16.62	47.29	1.02	84.66	54.18	30.48	*Additional information not provided	
Country Club Gardens Subdivision	2007 - 2010		Pavement Rd, Broadway	Residential	62	H		In Planning	6/30/05	0.77	15.40	4.00	11.40	1.02	20.40	13.06	7.34		
Sewage Treatment System	BUILT	501 Erie St	Erie St	Residential		G		In Planning/U	2/19/02	0.77	35.42	9.21	26.21	1.02	46.92	30.03	16.89		
Summerfield Farms Subdivision Phase 1	BUILT		Bowen Rd, Bulter Drive, Summerfield	Residential	83	D		Built	6/7/99	0.77	50.05	13.01	37.04	1.02	66.30	42.43	23.87		
Summerfield Farms Subdivision Phase 2	BUILT		Blossom Blvd	Residential	20	K		Built	4/22/02	0.77	34.65	9.01	25.64	1.02	45.90	29.38	16.52		
Summerfield Farms Subdivision Phase 3	BUILT		William St, Blossom Blvd	Residential	65	K		Under Constr	6/5/03	0.77	3.08	0.80	2.28	1.02	4.08	2.61	1.47		
Summerfield Farms Subdivision Phase 4	2007 - 2010		Avian Way, Blossom Blvd	Residential	45	L		Subdivision In Planning/ L	11/23/05	0.77	32.34	8.41	23.93	1.02	42.84	27.42	15.42		
Minor Four Lot Subdivision	2007 - 2010		Seibert Rd	Residential	4 (61,916 sq ft)	K		In Planning	8/23/03	0.77	3.08	0.80	2.28	1.02	4.08	2.61	1.47		
Windsor Ridge Subdivision Phase 1	BUILT		Lake Ave	Residential	42	J		Built	1/12/90	0.77	35.42	9.21	26.21	1.02	46.92	30.03	16.89		
Windsor Ridge Subdivision Phase 2	BUILT		Lake Ave	Residential	46	J, N		Built	9/7/94	0.77	58.485	16.64	5.31	0.52	6.24	3.43	2.81		
Windsor Ridge Subdivision Phase 3	BUILT		Brunk Rd	Residential	122	J		Built	6/26/86	0.77	93.94	24.42	69.52	1.02	124.44	79.64	44.80		
Windsor Ridge South Subdivision	2007 - 2010		Bowen Rd, Brunk Rd, Lake Ave, Hall	Residential	303	N, O, K		In Planning	2/14/07	0.77	233.31	60.66	172.65	1.02	309.06	197.80	111.26		
Windsor Ridge Subdivision Phase 5	2008 - 2012		Siebert Rd	Residential	66	J		Built	6/5/03	0.77	50.82	13.21	37.61	1.02	67.32	43.08	24.24		
Tops Gas Station	BUILT		Transit Rd, French Rd	Commercial	1	I		Built	12/19/00	0.77	8.47	2.20	6.27	1.02	11.22	7.18	4.04		
Kohl's Department Store	BUILT		Transit Rd	Commercial	1 (96,077 sq ft)	I		Built	11/17/03	0.77	1.54	0.40	1.14	1.02	2.04	1.31	0.73	average rate for two-family homes not available, used code 210 single family detached	
Proposed Plaza @ Tops	BUILT		Transit Rd, French Rd	Commercial	1 Plaza (128,887 acres)	I		Built	9/3/92 794 parking spaces (including Tops lot)	7.32	125.49	64.00	61.49	9.84	168.69	80.97	87.72	per 1,000 sq ft	
Aldi's Supermarket	???		William St	Commercial	1 (17,143 sq ft)	I		In Planning	10/30/06 86 parking spaces	0.54	6.48	1.66	5.31	0.52	6.24	3.43	2.81	Trip Generation can not be calculated based sq ft	
Park Lane Apartments II	2008 - 2010		Transit Rd	Residential	6 Apt Bldg (1 story - 64,450 sq ft)	I	691.523	In Planning	9/19/06 78 parking spaces	0.77	8.47	2.20	6.27	1.02	11.22	7.18	4.04		
Hollinswood Park	2010		William St, Penora Ave	Residential	33 (11 - Patio homes, 3- Two Family, 16- 4	I		In Planning	6/1/05	0.77	3.17	397.92	210.90	187.02	4.03	505.87	263.05	242.82	per 1,000 sq ft
Proposed Retail Development, The Gateway Centre, Wal-Mart	2008 - 2010		Transit Rd, William St	Commercial	1 - 125,527 sq ft bldg	I	37.36	total, Under Constr	10/1/02 847 parking spaces	0.14	20.44	10.22	10.22	0.20	29.20	17.52	11.68	per dwelling unit	
Pavement Road Senior Housing	2010		Pavement Rd, Muirfield Lane	Residential	2 Bldg, 2 Stories, 146 units total (220,710	H		In Planning	11/20/06 276 parking spaces	0.77	19.25	5.01	14.25	1.02	25.50	16.32	9.18		
Whispering Pines Subdivision	2010 - 2012		Aurora St	Residential	25	J		Under Constr	11/3/04	0.77	19.25	5.01	14.25	1.02	25.50	16.32	9.18		
Fox Trace Subdivision	BUILT		Aurora St	Residential	25	J		Under Constr	June-00	0.77	19.25	5.01	14.25	1.02	25.50	16.32	9.18		
Lake Avenue Subdivision	2010 - 2012		Lake Ave, Simcoe Rd	Residential	91	J		In Planning	1/19/05	0.77	70.07	18.22	51.85	1.02	92.82	59.40	33.42		
Three Lot Subdivision - Winding Way	2007 - 2010		Winding Way	Residential	3	J		In Planning	3/15/06	0.77	2.31	0.60	1.71	1.02	3.06	1.96	1.10		
Nicholas Heights Subdivision	2007 - 2009		William St, Nicholas Lane	Residential	44	J		In Planning/U	7/10/06	0.77	33.88	8.81	25.07	1.02	44.88	28.72	16.16		
Proposed Developments Out of Study Area																			
Harris Hill Senior Housing Complex	??		Harris Hill, Bradley Drive	Residential	1 Bldg, 123 Unit	OFF MAP		In Planning	*In Planning used when unsure of status unless marked otherwise on pla	0.14	17.22	8.61	8.61	0.20	24.60	14.76	9.84	per dwelling unit	
Progressive Insurance	BUILT	6691 & 6699	Transit Rd	Commercial	1	OFF MAP		In Planning	7/25/05 187 parking spaces	1.55	5.77	5.07	0.69	1.49	5.54	0.94	4.60	per 1,000 sq ft	
Enterprise Car Rental	BUILT	6699	Transit Rd	Commercial	1 - 3,720 sq ft (bldg)	OFF MAP		In Planning	Aug-05 25 parking spaces	0.77	7.70	2.00	5.70	1.02	10.20	6.53	3.67	*Additional information not provided	
Country Club Commons	2007 - 2010		Broadway	Residential		OFF MAP		NEVER BUILT	6/4/91 Replaced by Greenfield Court, 5953 Broadway	0.77	7.70	2.00	5.70	1.02	10.20	6.53	3.67	*Additional information not provided	
Larkspur East Patio Homes Subdivision	BUILT		Primrose Lane	Residential	10	OFF MAP		In Planning	5/11/06	0.77	80.85	21.02	59.83	1.02	107.10	68.54	36.56		
The Courtyard at Pleasant Meadows Subdivision	2007 - 2011		Pleasant View Drive, Juniper Blvd	Residential	105	OFF MAP		In Planning	7/25/05	1.55	66.39	58.42	7.97	1.49	63.82	10.85	52.97	per 1,000 sq ft	
Wehrle Corporate Center	2008 - 2009		Wehrle Drive	Commercial - Office	4 - 42,833 sq ft	OFF MAP		In Planning	Sep-06 252 parking spaces	54.81	168.81	86.10	82.72	46.68	143.77	74.76	69.01	per 1,000 sq ft	
Tim Hortons	2008	6687	Transit Rd	Commercial	1 - 3,080 sq ft, drive thru, 62 seats	OFF MAP		In Planning	7/1/05 35 parking spaces	0.77	60.83	15.82	45.01	1.02	80.58	51.57	29.01	*Additional information not provided	
Equipment Maintenance and Office Facility for Northeast Diversification Inc	2007 - 2008		West of Ransom Rd	Industrial	1	OFF MAP		In Planning	12/5/??	0.77	6.93	1.80	5.13	1.02	9.18	5.88	3.30		
Pleasant Meadows Subdivision	2008 - 2009		Juniper Blvd	Residential	79	OFF MAP		In Planning	7/11/05	0.77	203.28	52.85	150.43	1.02	269.28	172.34	96.94		
The Woodlands at Pleasant Meadows Subdivision 3	2009 - 2014		Pleasant View Drive, Juniper Blvd	Residential	9	OFF MAP		In Planning	9/13/06	0.64	52.48	28.86	23.62	0.74	60.68	34.59	26.09	Calculated based on occupied rooms, assumed full occupancy (82 rooms)	
Cross Creek Subdivision	2007 - 2010		Pleasant View Drive	Residential	264	OFF MAP		In Planning	3/4/03	0.6	79.20	45.94	33.26	0.82	108.24	59.53	48.71	code 932, per seat	
Proposed Restaurant/Hotel, Russ Salvatore	2007 - 2010		Transit Rd, Freeman Drive	Commercial	3, 82 room 4 story hotel, 132 seat restaur	OFF MAP		In Planning	5/1/07 253 parking spaces	1.55	131.68	74.80	56.88	1.02	168.92	94.12	74.80		
Wehrle Commons	2008 - 2010		Wehrle Drive, Harris Hill	Commercial - Office	8 (145,824 sq ft bldg total)	OFF MAP	15.17	In Planning	6/4/02 930 parking spaces	0.77	27.72	7.21	20.51	1.02	36.72	23.50	13.22		
Pleasant Heights	2008 - 2010		Pleasant View Drive	Residential	36	OFF MAP		In Planning	12/22/04	2.2	46.20	25.87	20.33	2.72	57.12	25.70	31.42	Code 841, per 1,000 sq ft	
Honda Power Center & Auto Auction Facility	BUILT		Walden Avenue	Commercial - Light Indust	2- 21,000 sq ft honda power, 18,000 aucti	OFF MAP	26.83	In Planning	7/5/05 718 parking spaces	1.55	27.90	24.55	3.35	1.49	26.82	4.56	22.26	Code 710, per 1,000 sq ft	
The Preserve Commercial Park, Pilot Travel Center	2012 ??		Exit #49, Transit Rd	Commercial	9,013 sq ft	OFF MAP	11.37	In Planning	3/10/05 165 parking spaces	78.06	703.55	358.81	344.74	97.14	875.52	437.76	437.76	Code 945, per 1,000 sq ft, average rate for travel center unavailable	

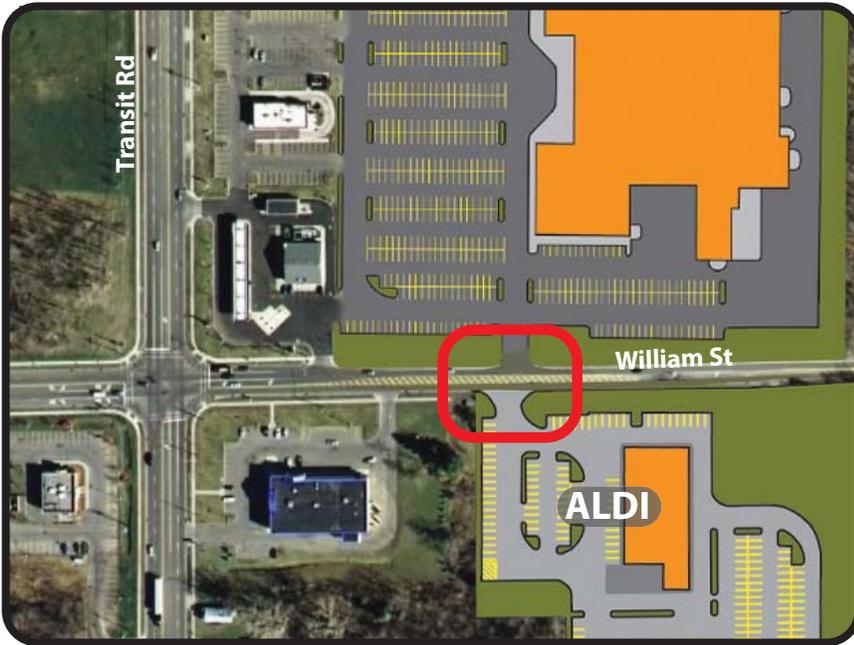


AM Peak Hour Volumes

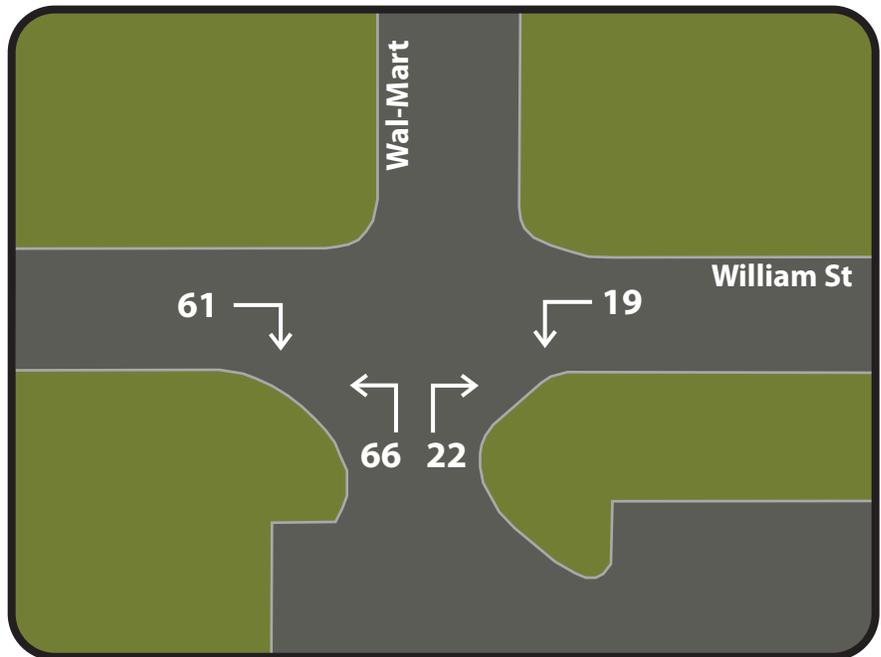


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

ALDI Grocery Store



PM Peak Hour Volumes

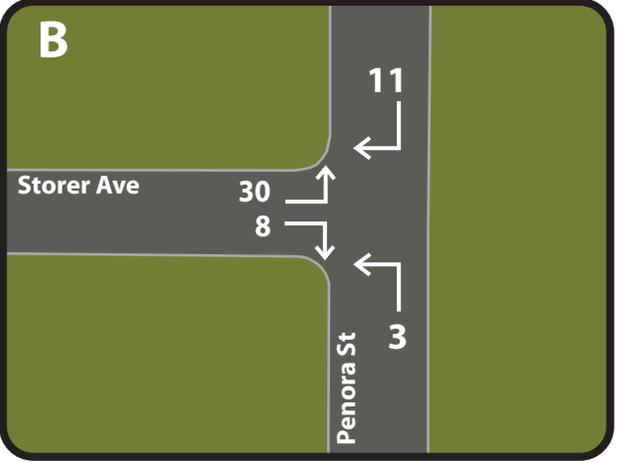
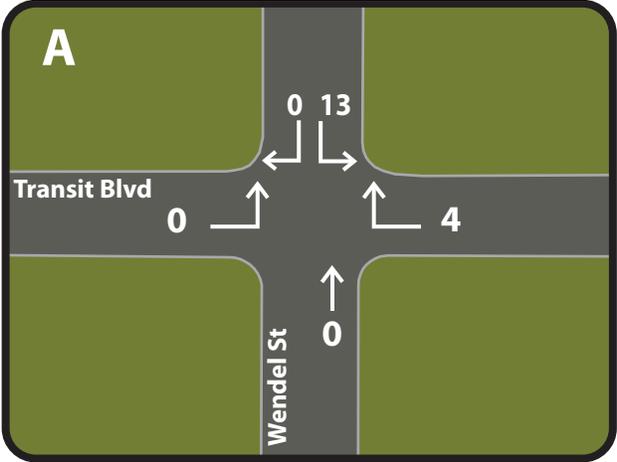


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Lancaster, NY

ALDI Grocery Store



AM Peak Hour Volumes

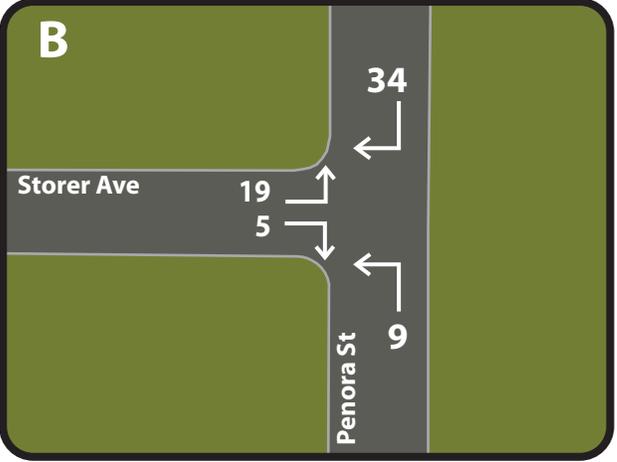
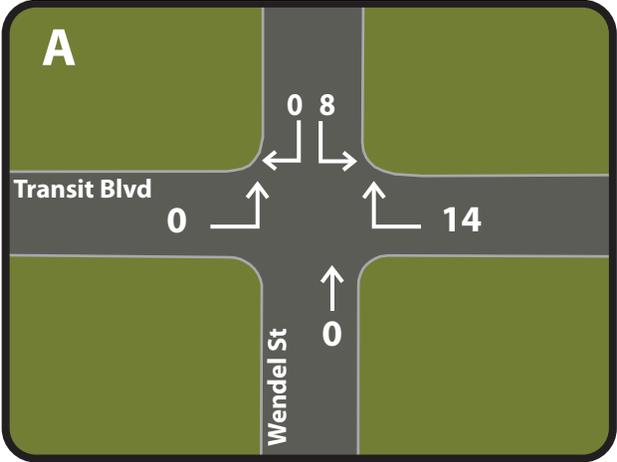


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Como Park Subdivision



PM Peak Hour Volumes



Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Como Park Subdivision



AM Peak Hour Volumes

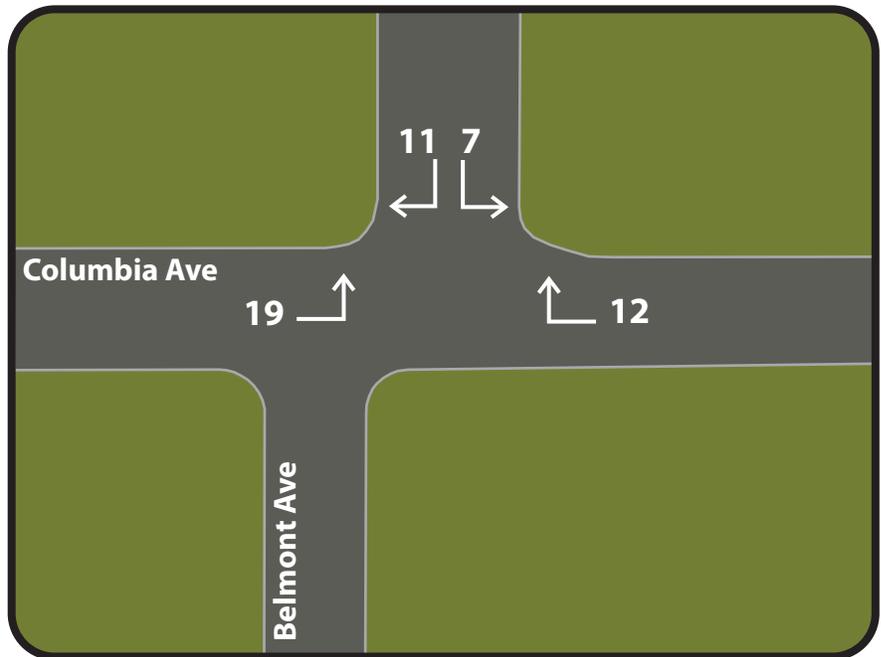


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Columbia Gardens Subdivision

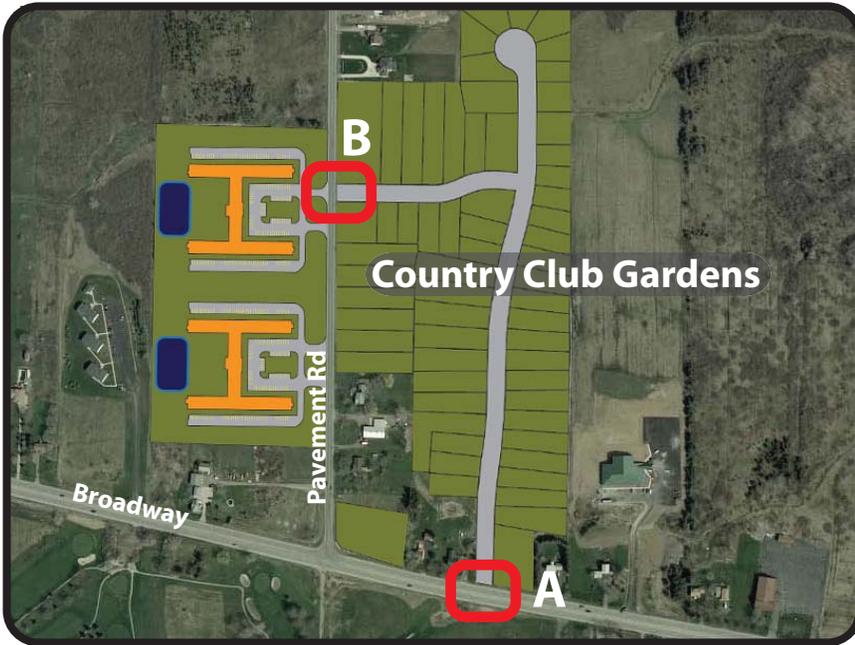


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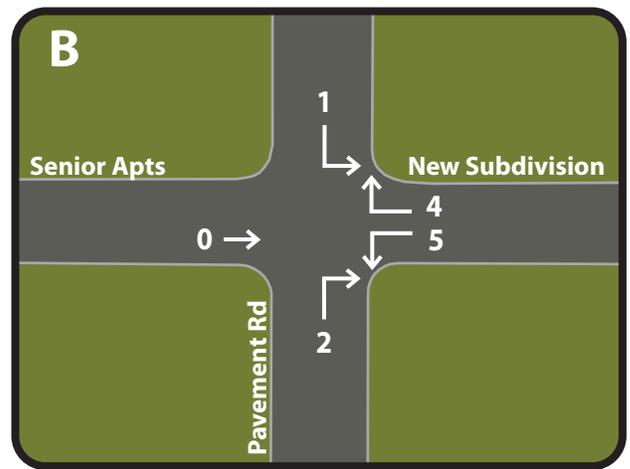
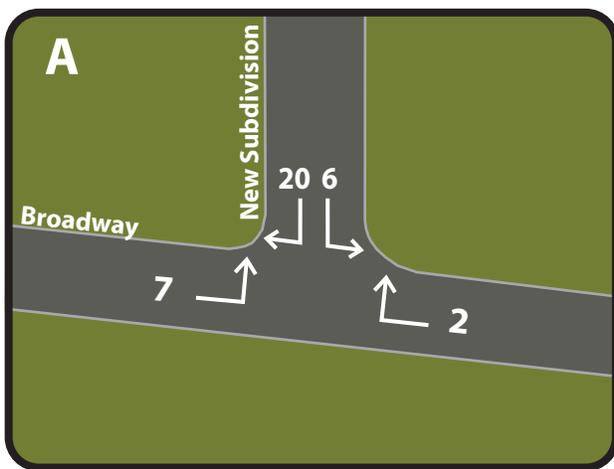


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Lancaster, NY

Columbia Gardens Subdivision

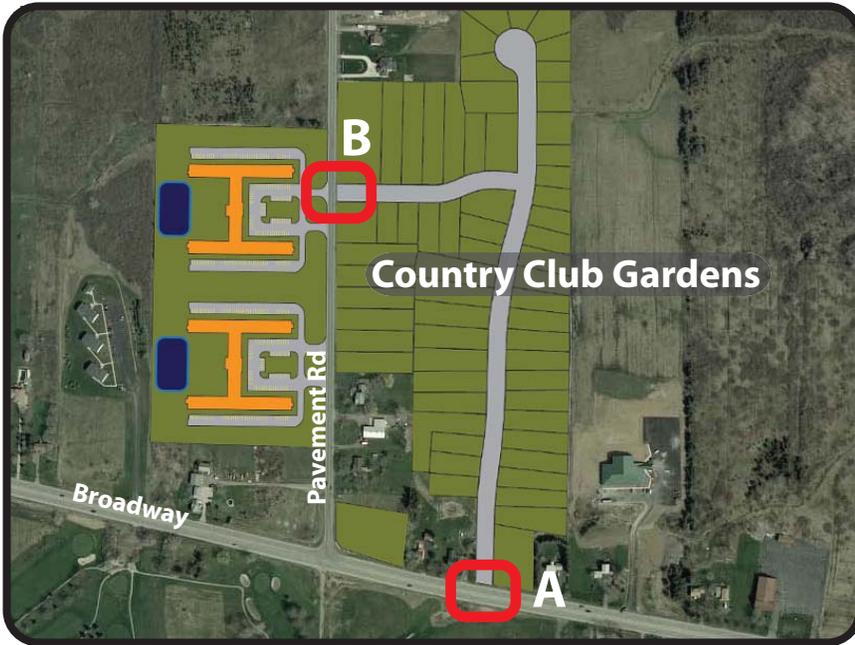


AM Peak Hour Volumes

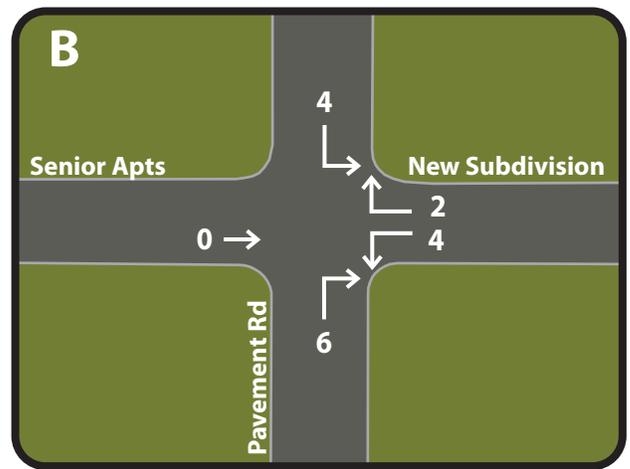
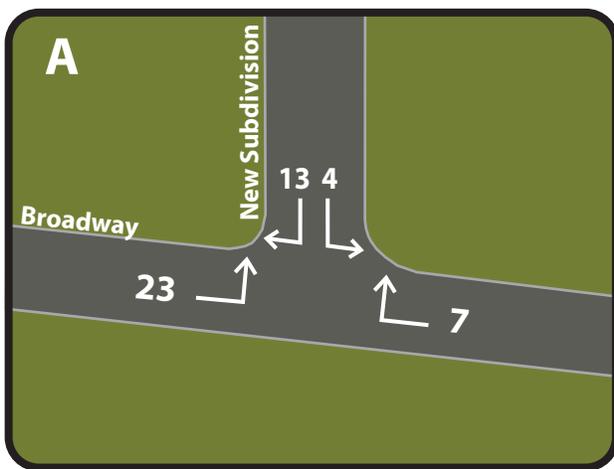


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Country Club Gardens Subdivision

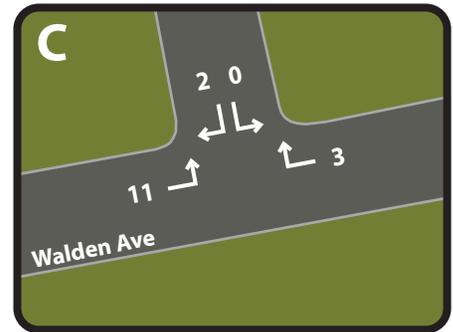
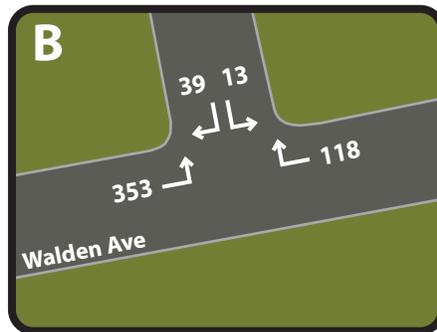
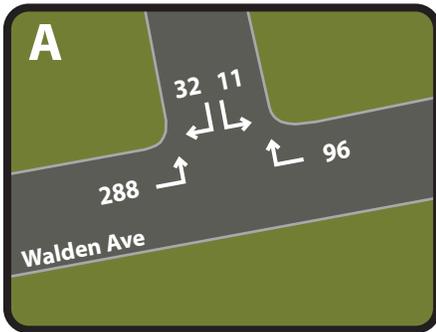
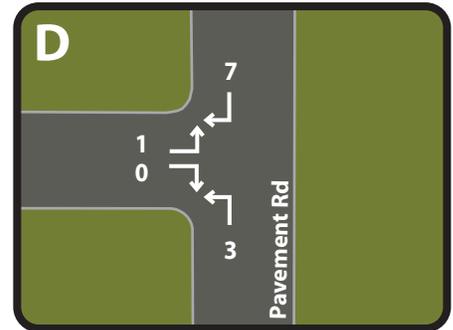
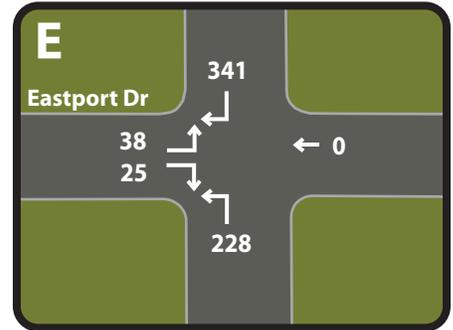


PM Peak Hour Volumes



Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

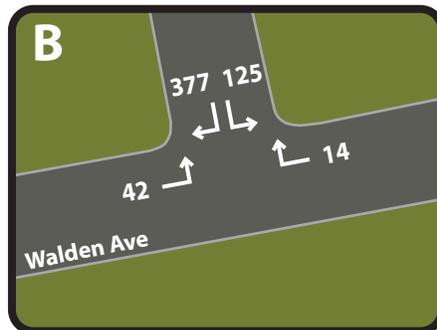
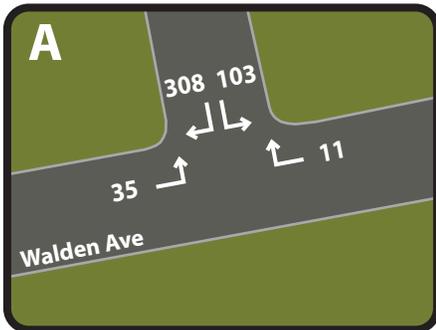
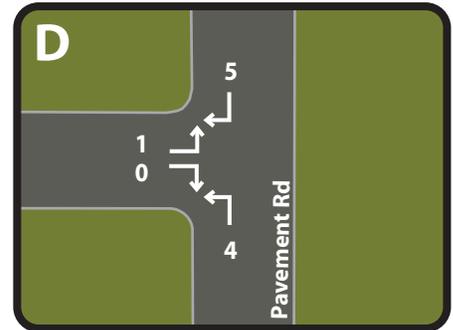
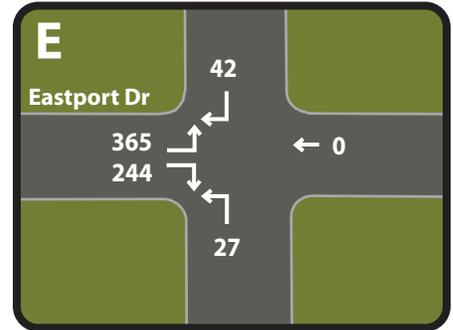
Country Club Gardens Subdivision



AM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Eastport Commerce Park



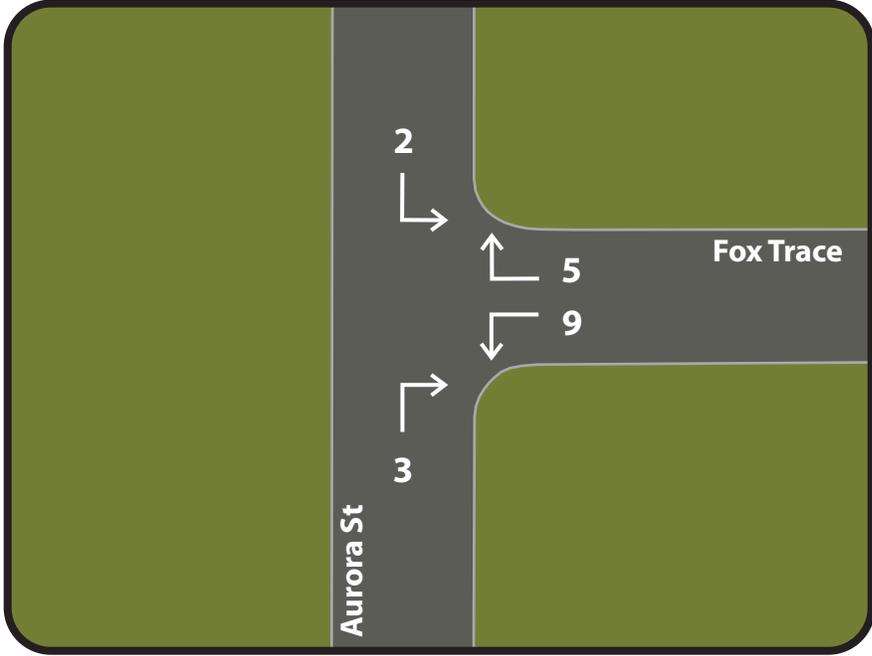
PM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Eastport Commerce Park



AM Peak Hour Volumes

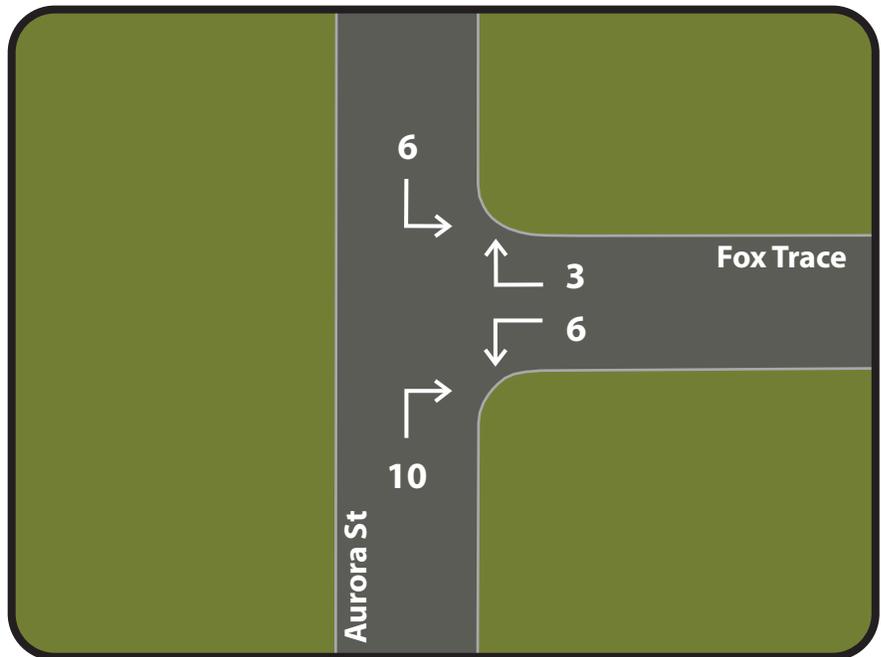


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Fox Trace Subdivision



PM Peak Hour Volumes

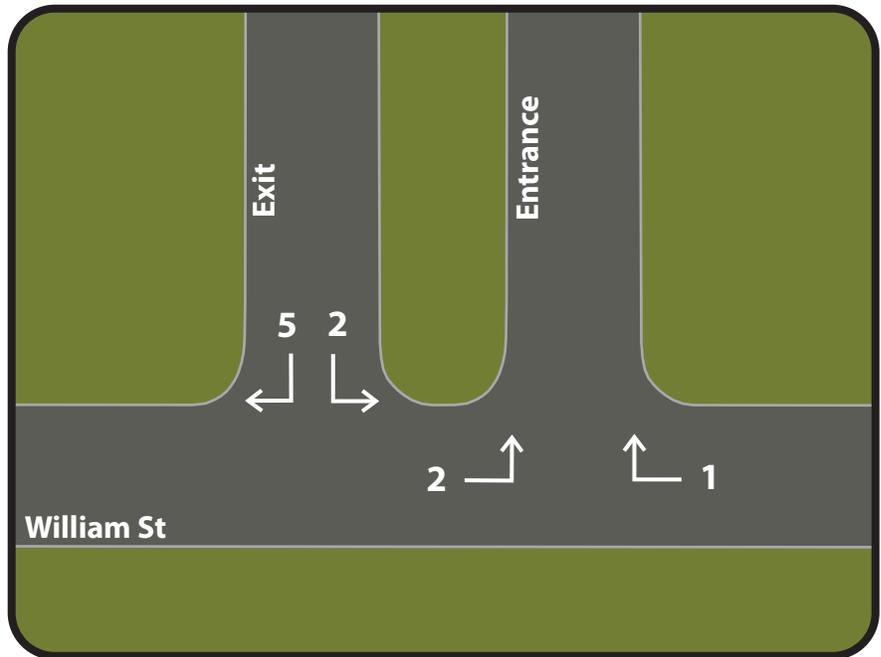


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Fox Trace Subdivision



AM Peak Hour Volumes



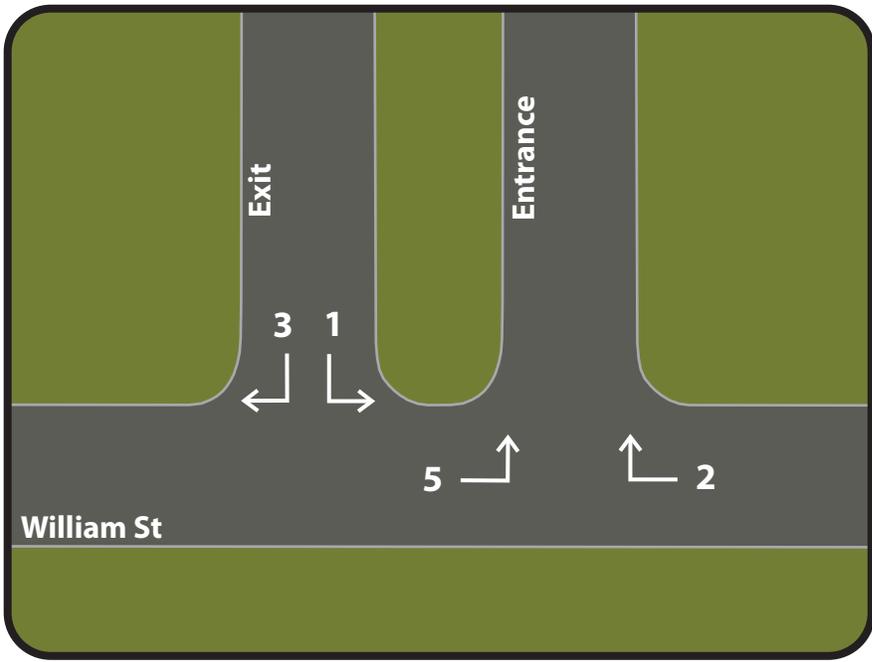
Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Hollinswood Park Subdivision



Hollinswood Park Subdivision

PM Peak Hour Volumes

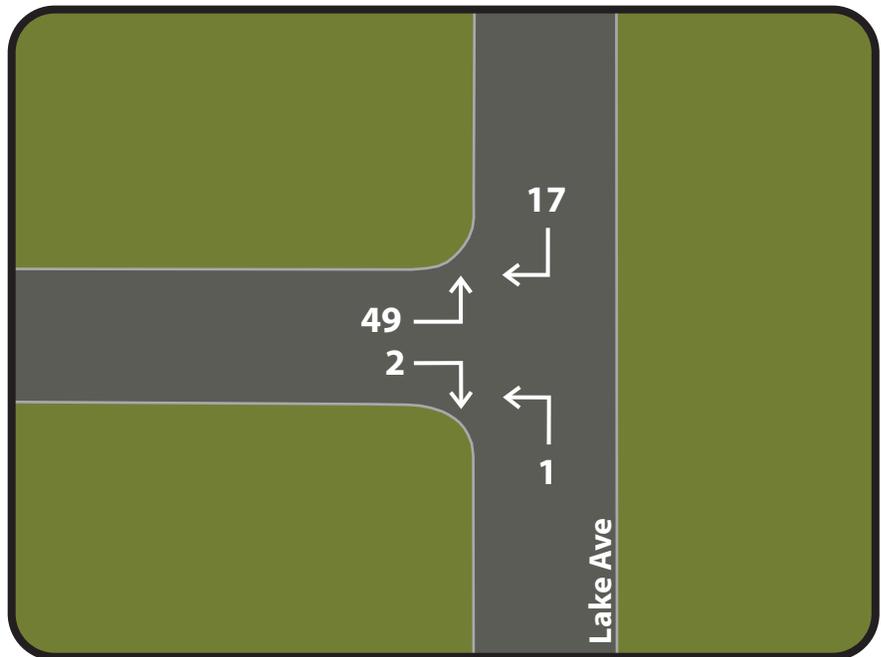


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Hollinswood Park Subdivision



AM Peak Hour Volumes

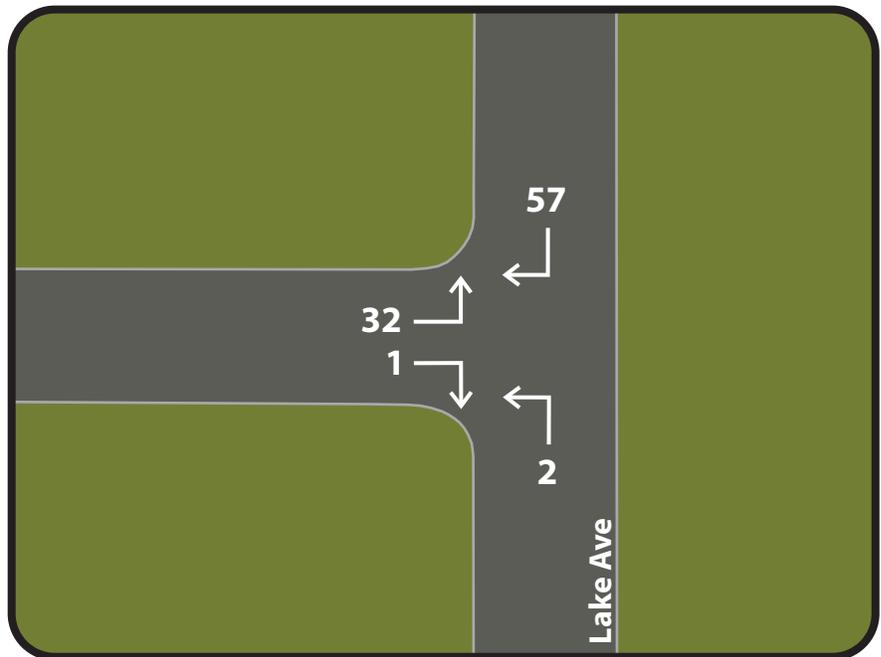


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Lake Ave Subdivision



PM Peak Hour Volumes

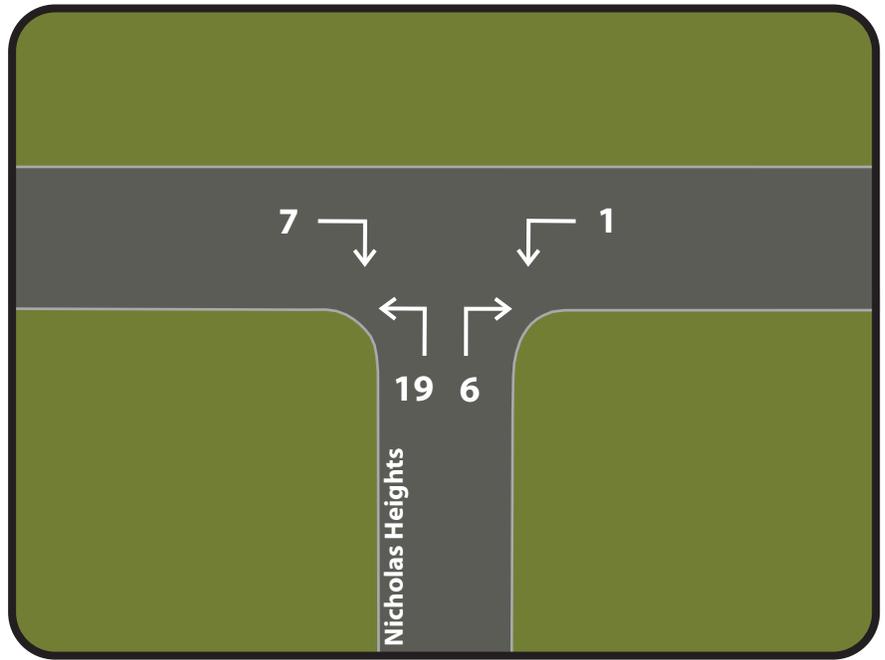


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Lake Ave Subdivision



AM Peak Hour Volumes

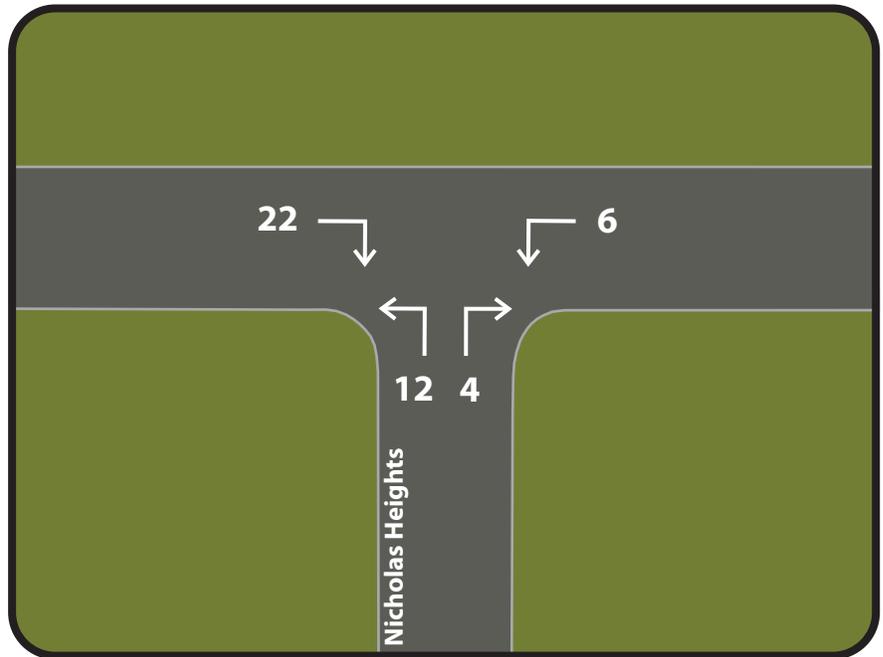


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Nicholas Heights Subdivision



PM Peak Hour Volumes

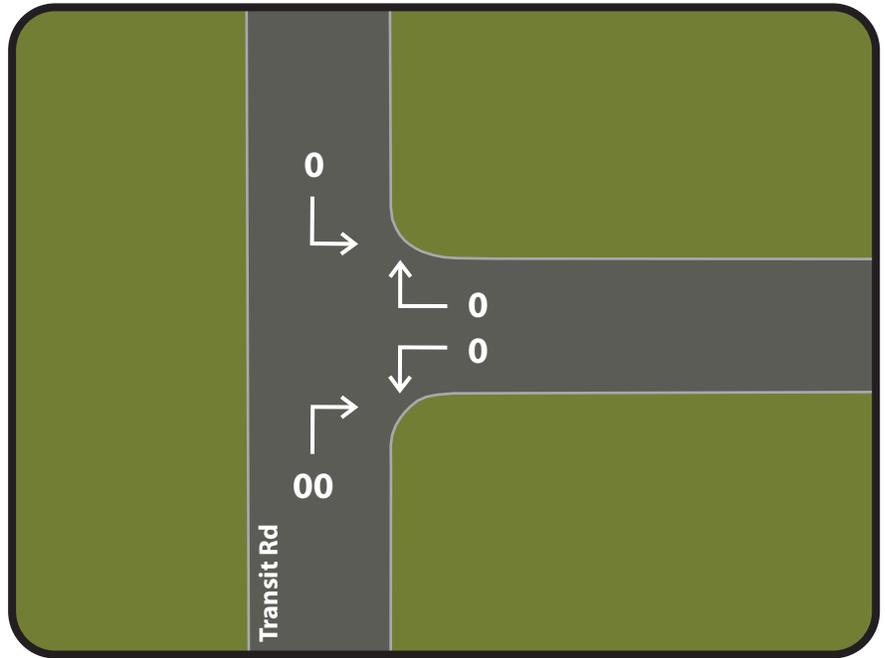


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Nicholas Heights Subdivision



AM Peak Hour Volumes

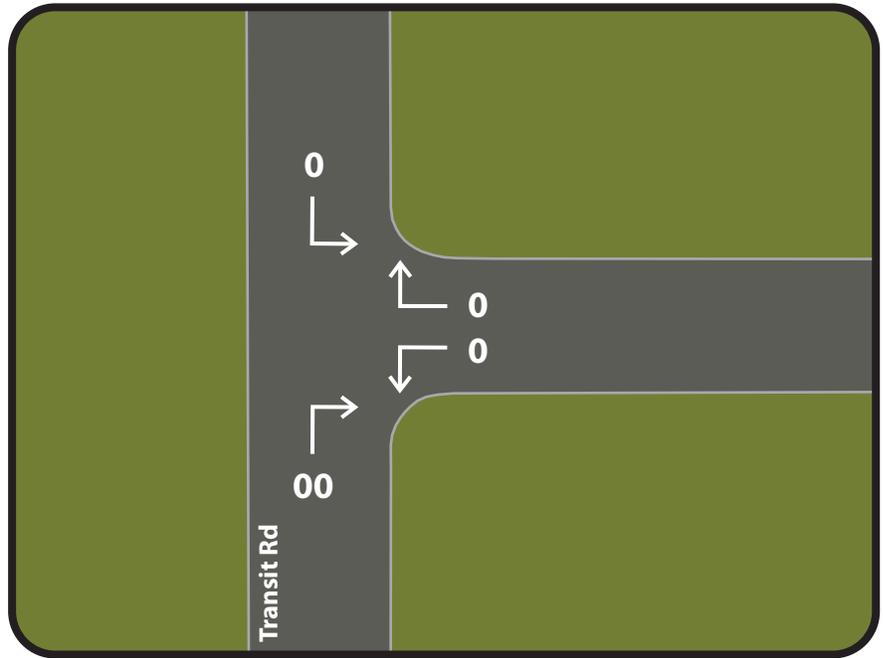


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Park Lane Apartments



PM Peak Hour Volumes

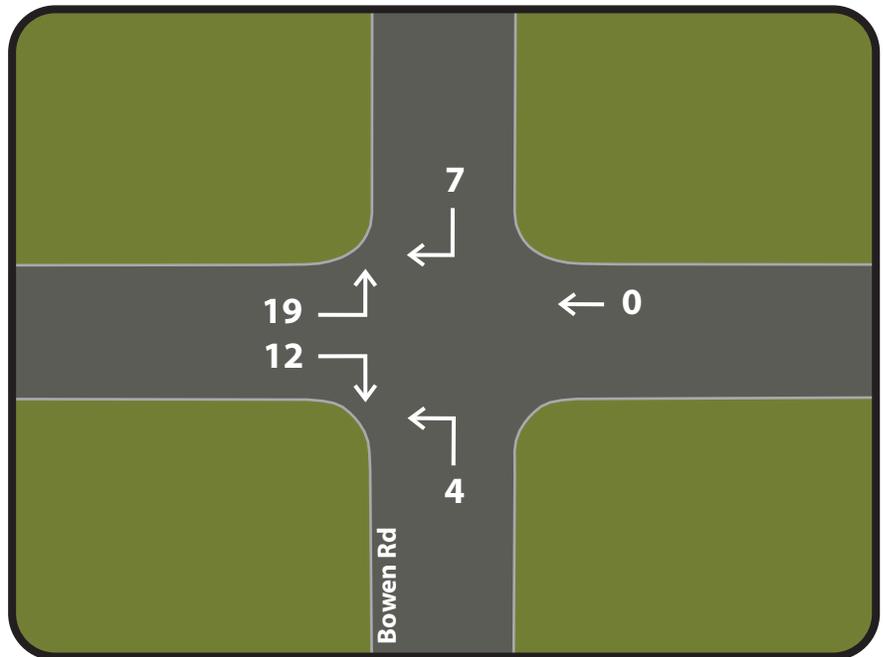


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Park Lane Apartments



AM Peak Hour Volumes

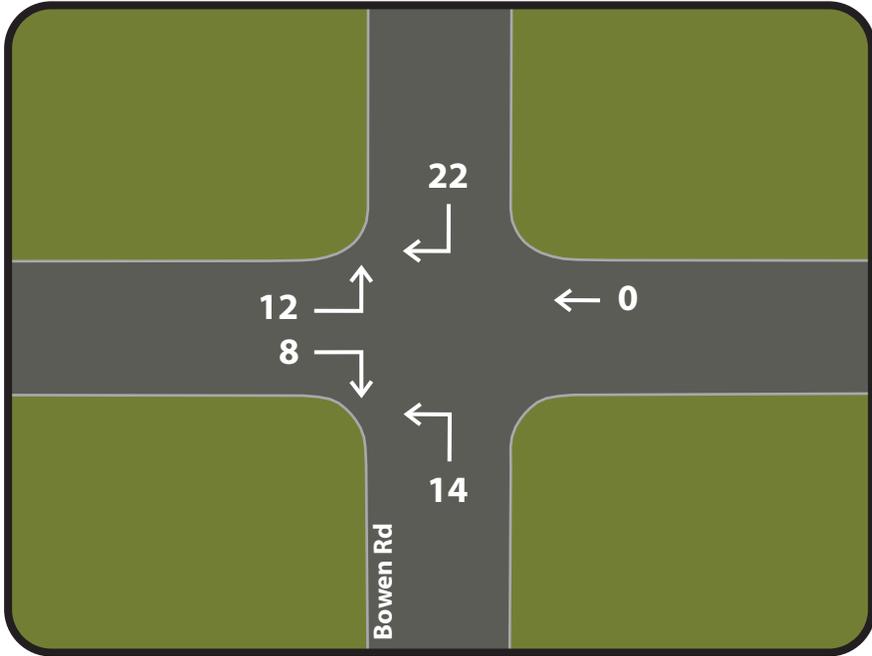


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Parkhaven Patio Homes



PM Peak Hour Volumes

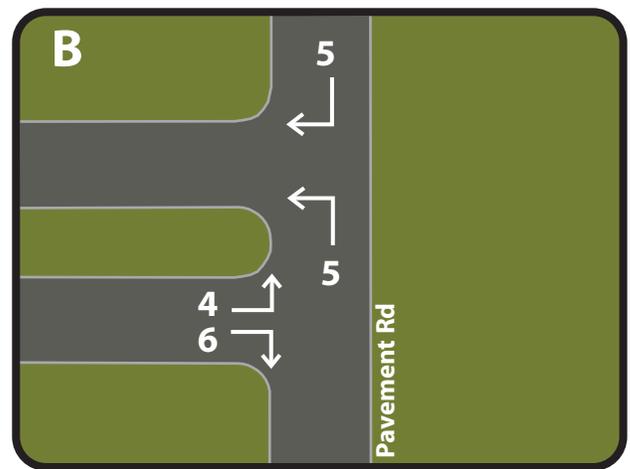
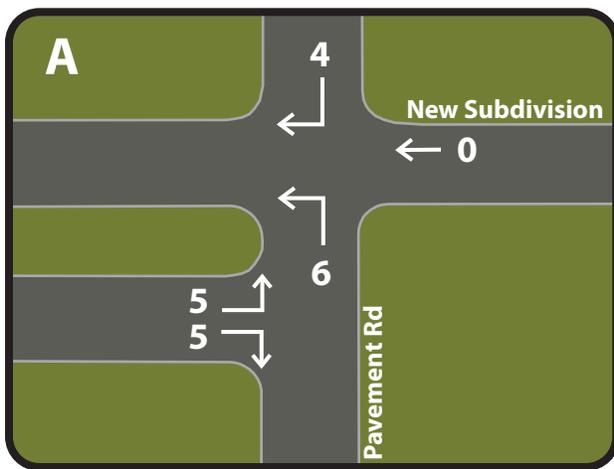


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Parkhaven Patio Homes



AM Peak Hour Volumes

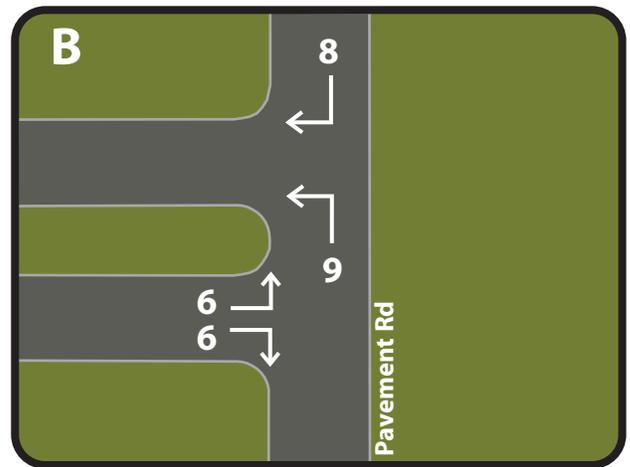
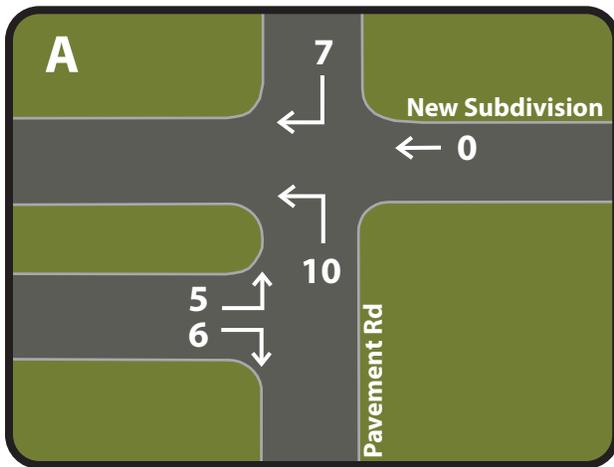


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Pavement Road Senior Housing

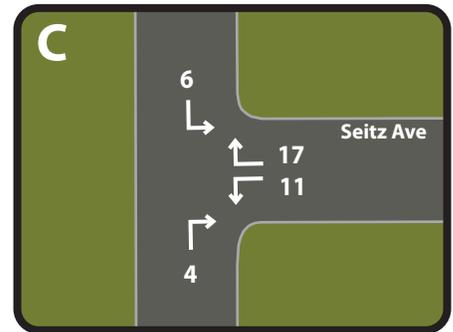
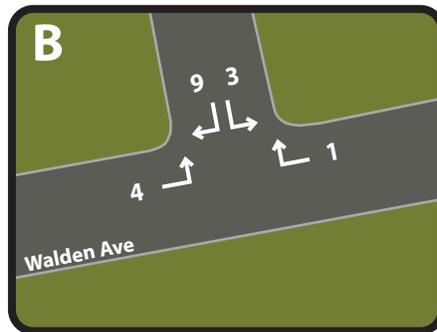
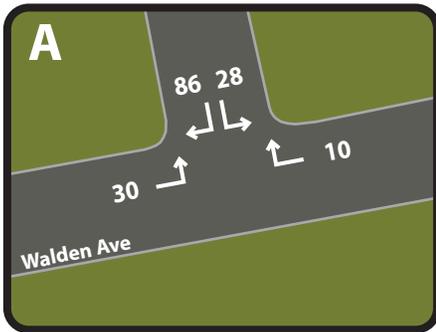
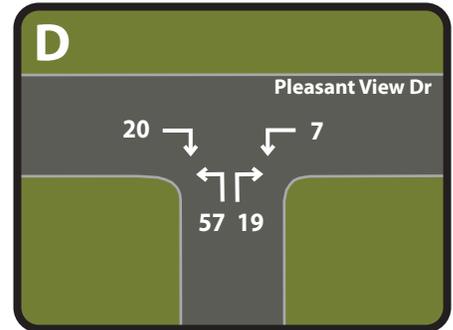
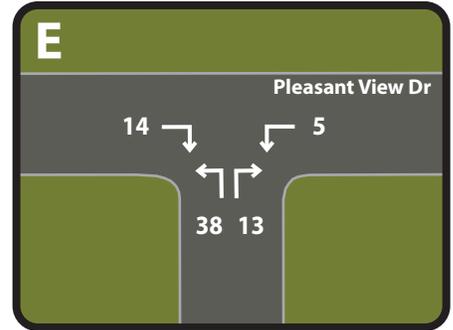
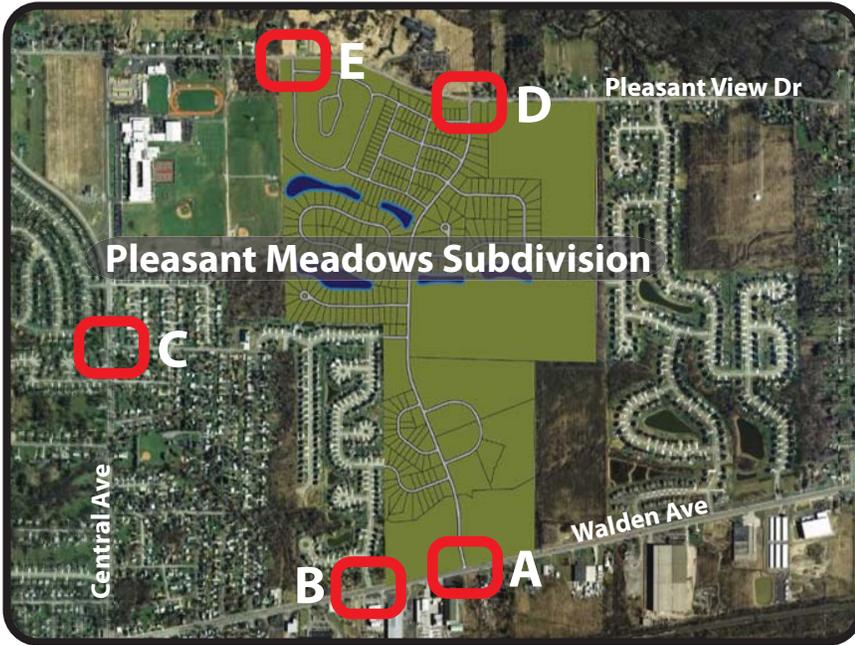


PM Peak Hour Volumes



Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

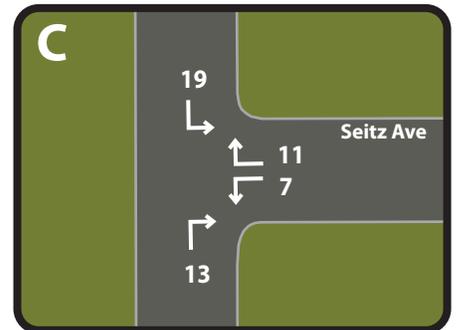
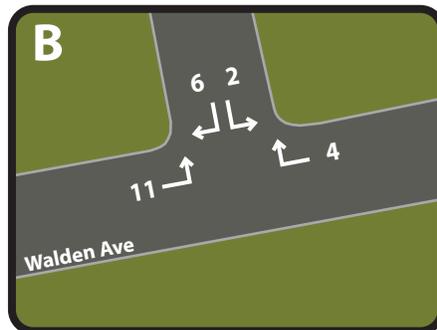
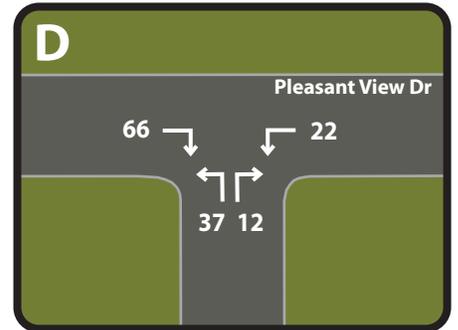
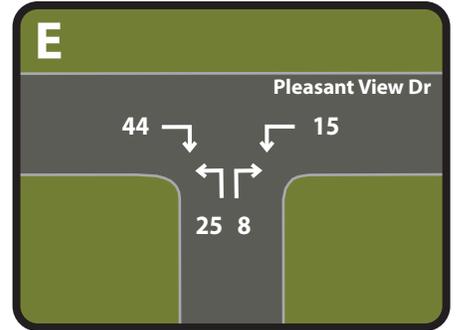
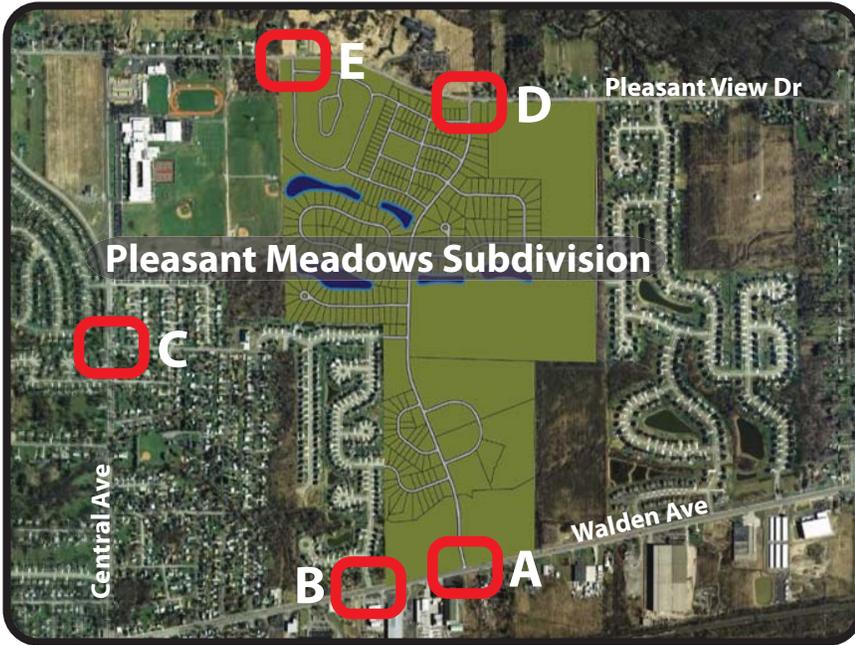
Pavement Road Senior Housing



AM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Pleasant Meadows Subdivision



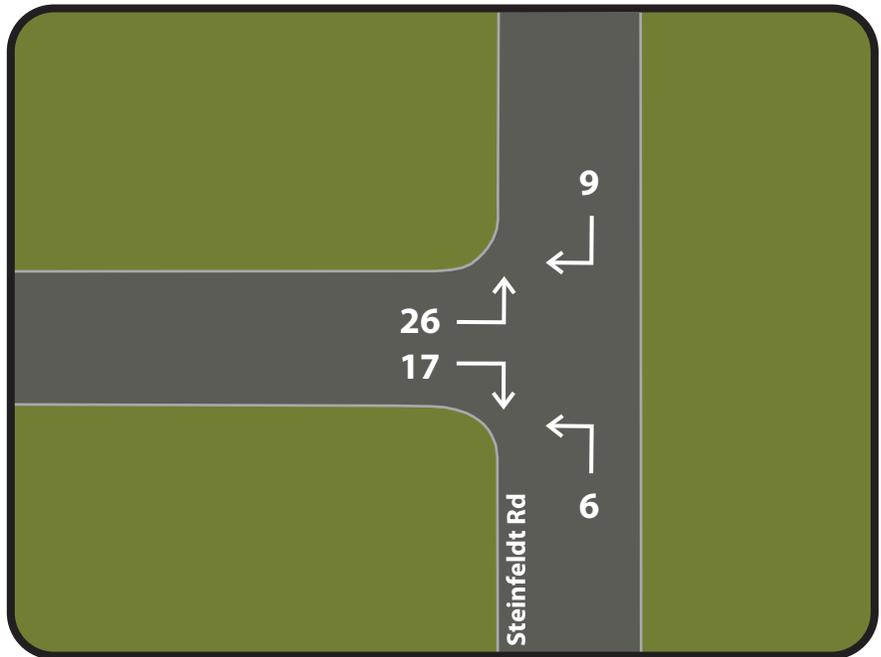
PM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Pleasant Meadows Subdivision



AM Peak Hour Volumes

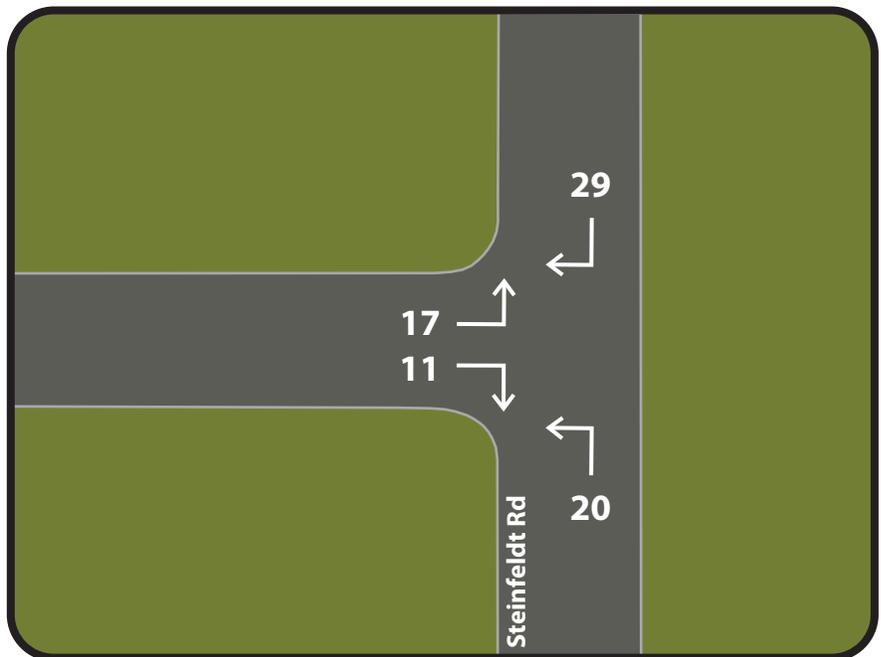


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Roseland Subdivision

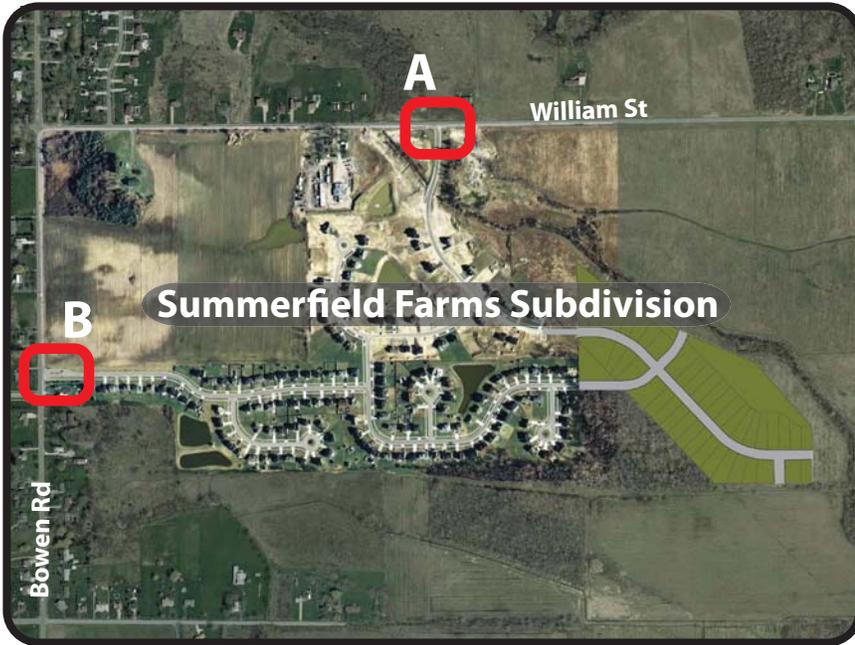


PM Peak Hour Volumes

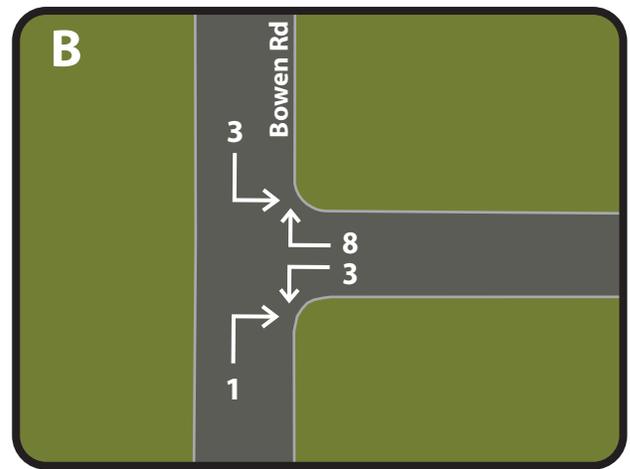
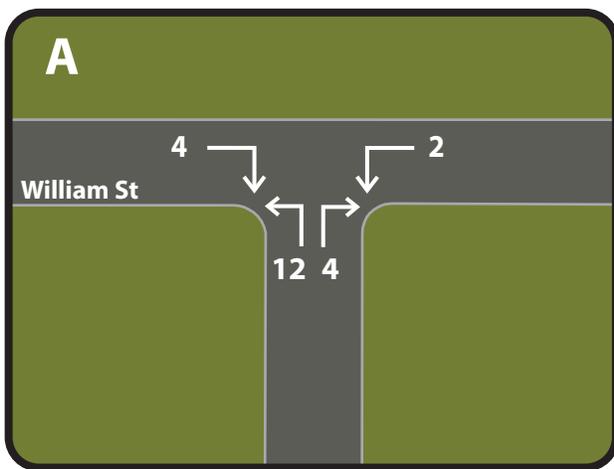


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Roseland Subdivision

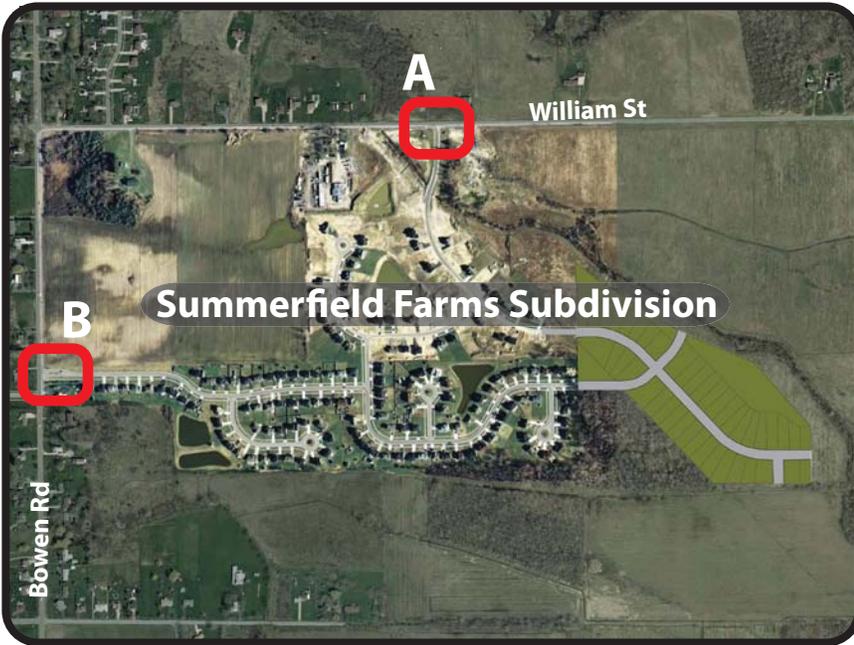


AM Peak Hour Volumes

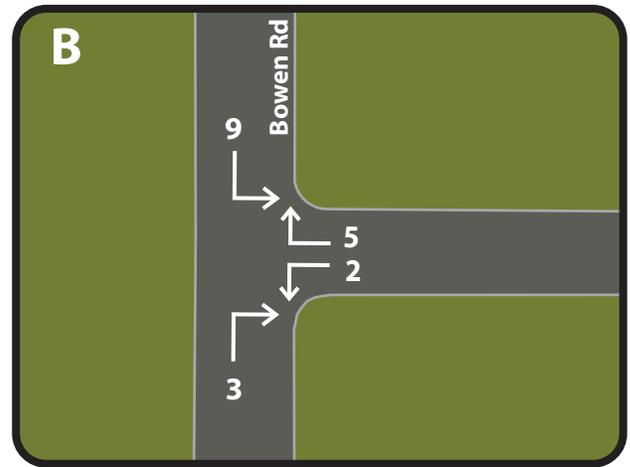
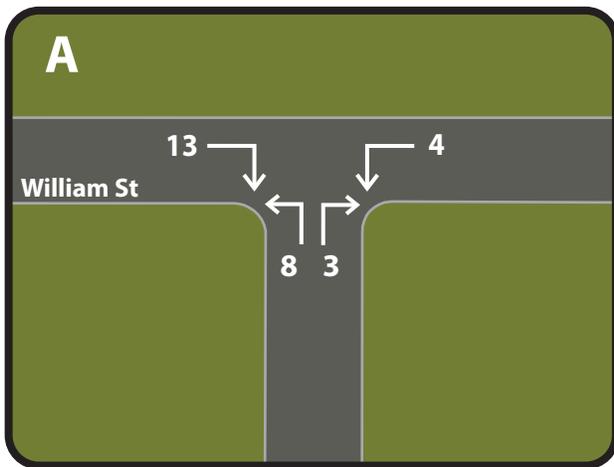


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Summerfield Farms Subdivision



PM Peak Hour Volumes

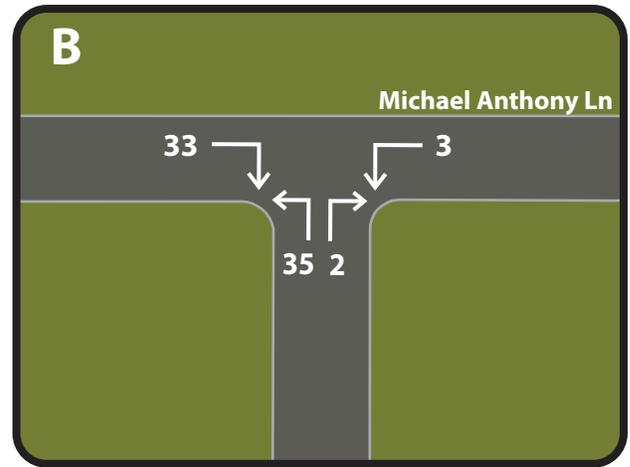
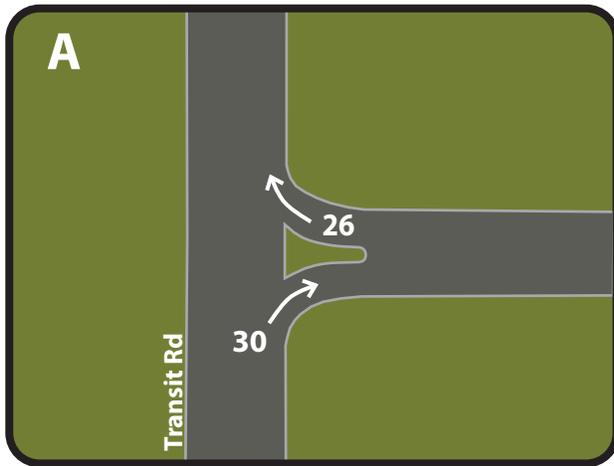


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Summerfield Farms Subdivision



AM Peak Hour Volumes

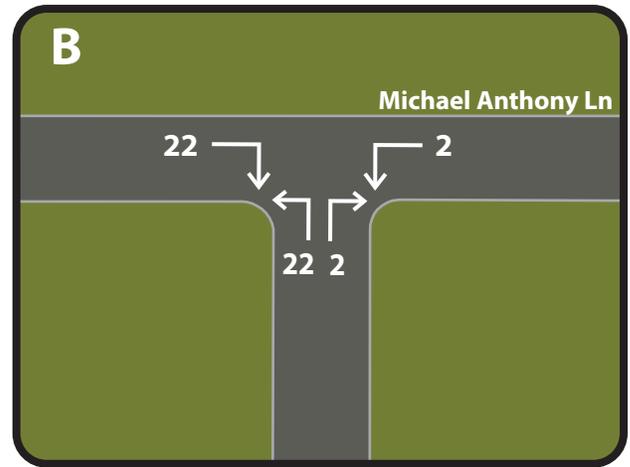
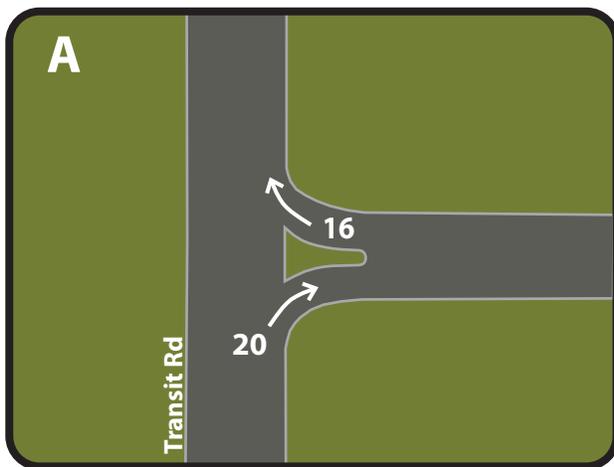


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Tim Hortons - 4849 Transit Rd



PM Peak Hour Volumes

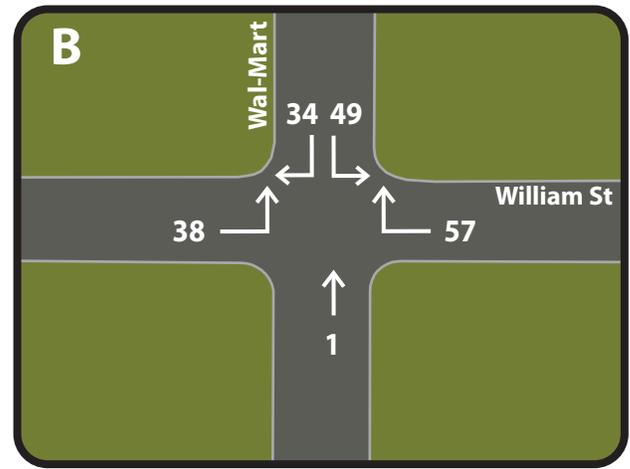
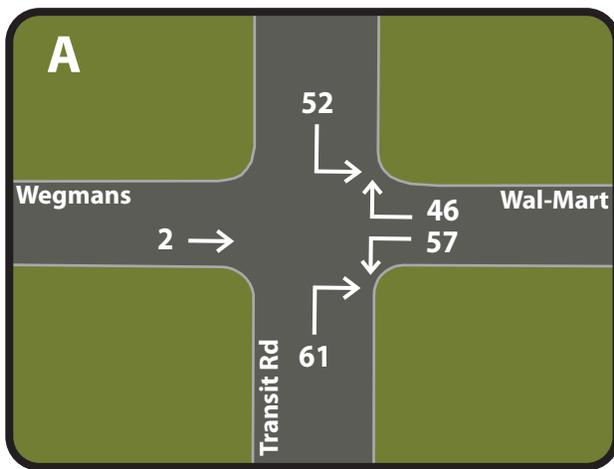


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Tim Hortons - 4849 Transit Rd



AM Peak Hour Volumes

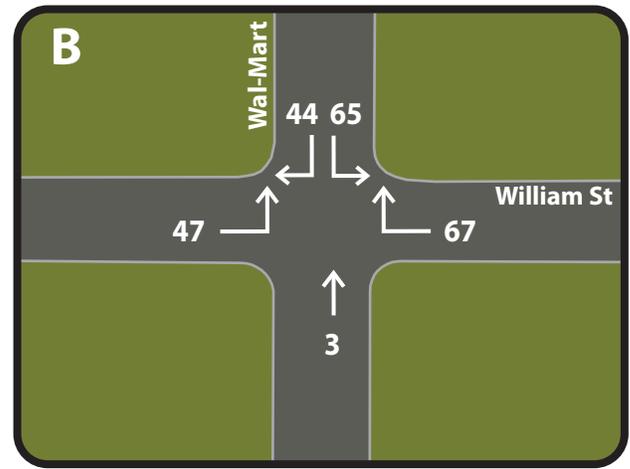
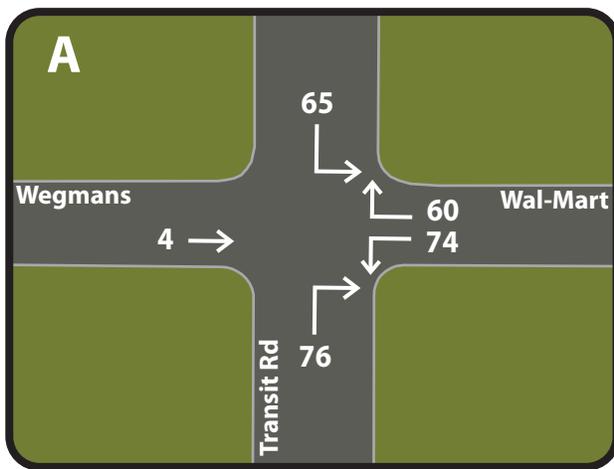


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Wal-Mart



PM Peak Hour Volumes

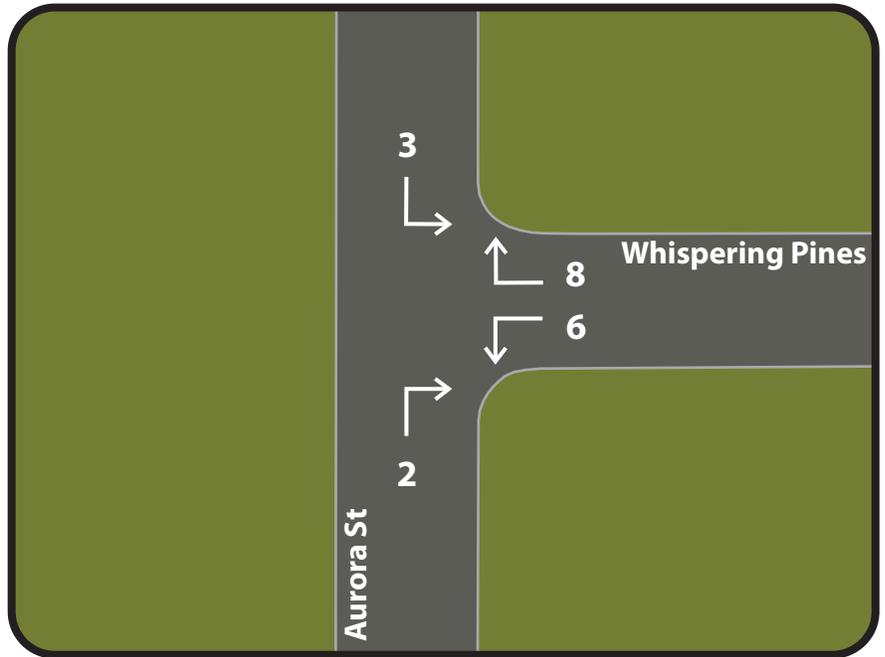


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Wal-Mart



AM Peak Hour Volumes

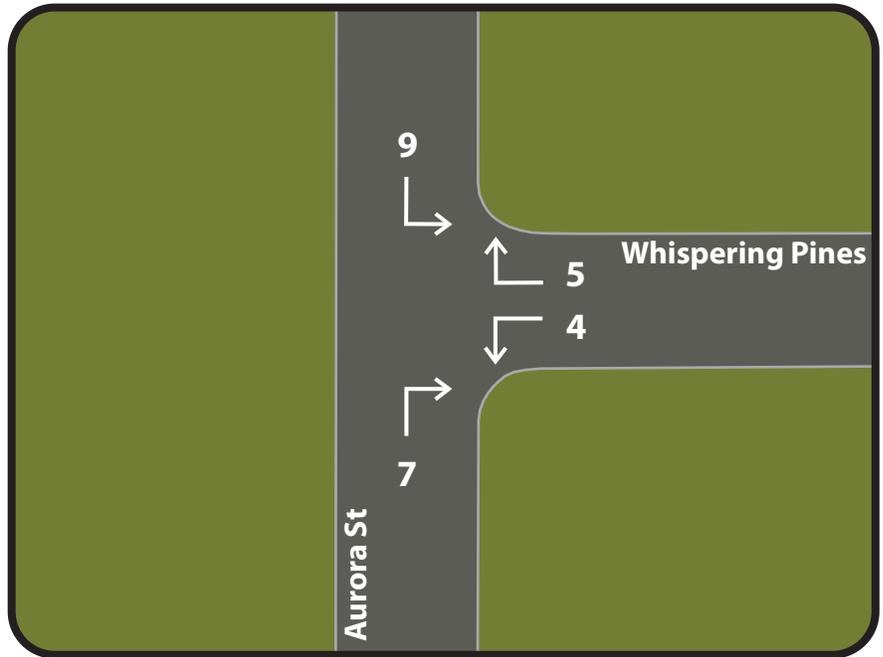


Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Whispering Pines Subdivision

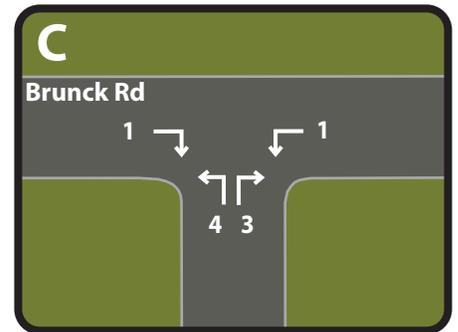
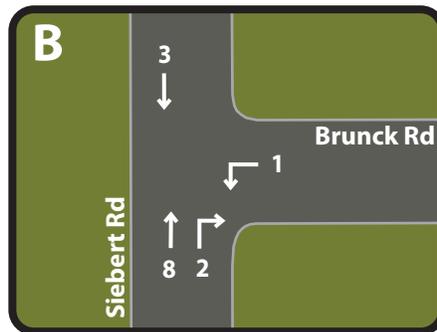
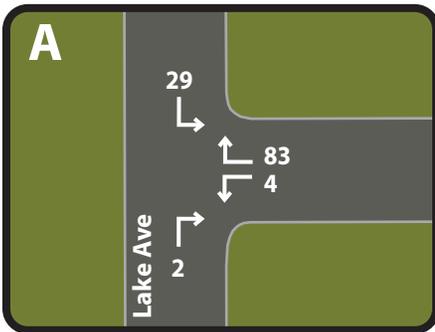
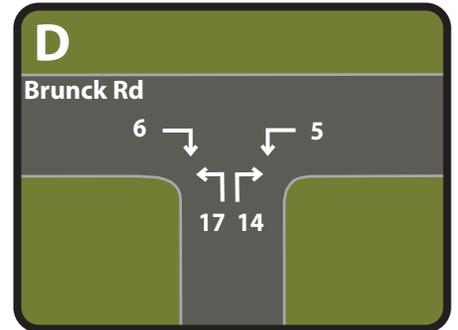
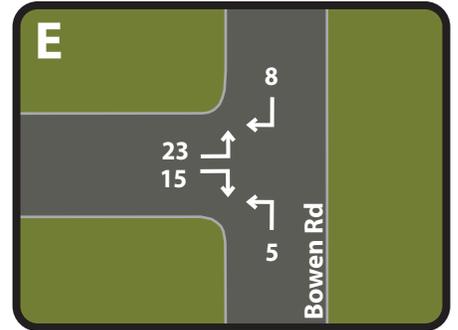


PM Peak Hour Volumes



Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

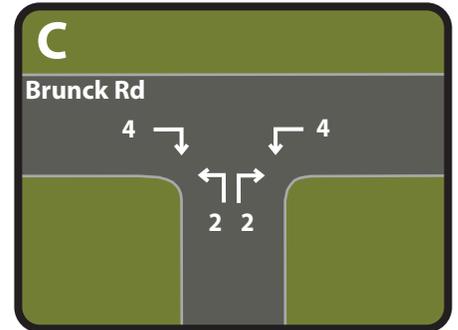
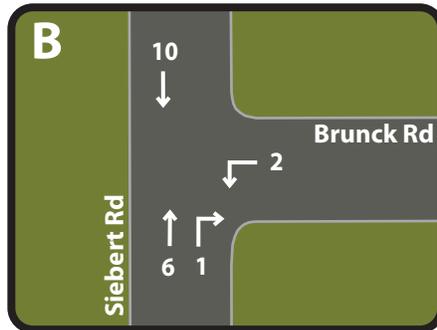
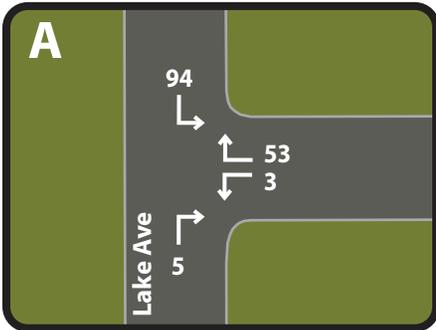
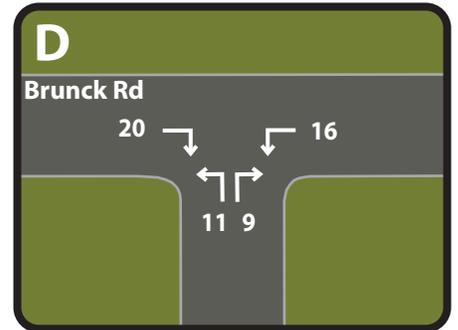
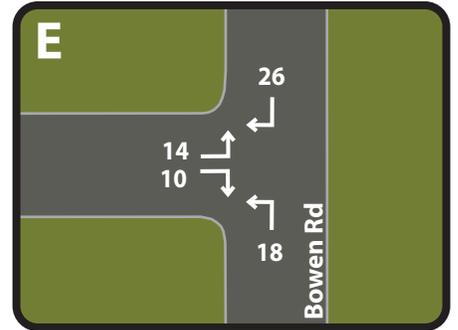
Whispering Pines Subdivision



AM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Windsor Ridge South Subdivision



PM Peak Hour Volumes

Turning Movement Counts Generated by Proposed Developments
Lancaster, NY

Windsor Ridge South Subdivision