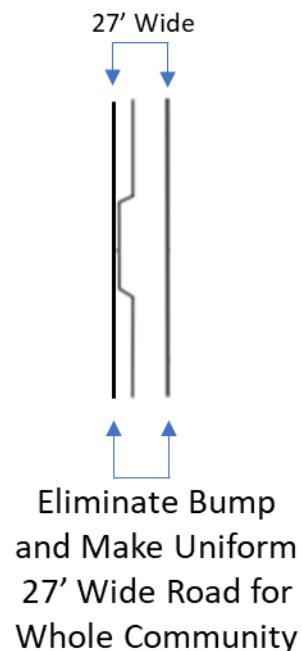
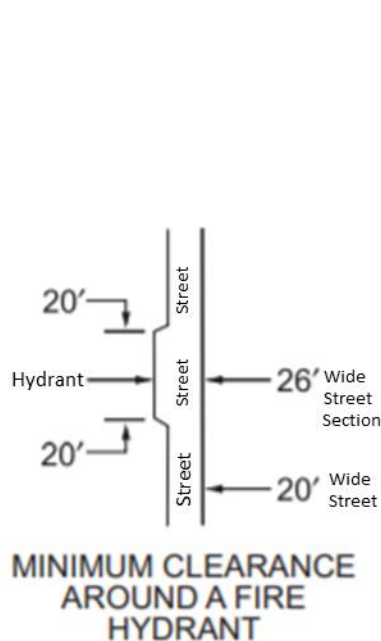


Dear Chairman Oyler & The Town Planning Board

I wanted to share the following information regarding the final discussion points raised at the last Planning Board Meeting. I have also recently meet with Doug Finch and Chris Nadler to verify the Town's position on open space. Based on the discussion, the process has been an excellent one and I think the project as proposed meets all of the town's criteria. Please see below and reach out if you need additional information.

**Street Width Background:** As a result of recent 2020 NYS Fire Code changes, internal community street widths were actually increased to a 27' wide profile (22' wide pavement section and 2.5' of cambered curbing on each side). The recent increase was due to the specific requirement to accommodate a code change for Fire Emergency Vehicle Parking requirements at the fire hydrant position. The new code requires a minimum of 26' wide by 20' in length street cross section at the hydrant position (See Left Figure Below). To avoid creating streets with abnormal bump outs at the hydrant position all the new streets have now been uniformly widened to 27' for the entire subdivision network. While the widened cross section increases maintenance, impervious surface area, and speed within a residential community, the Pierce Brook road section is both uniform and can comfortably accommodate both vehicular and bicycle movements. This is further reinforced by *New York LTAP / Cornell Complete Streets Guidelines* stating:

"On low speed, medium to low volume roadways, bicyclists can safely share the roadway travel lanes with motorists. Wide curb (outside) lanes, 12-14 feet (approximately 4 meters), allow motorists and bicyclists to co-exist under these conditions. In urban areas with higher volumes of traffic, bike lanes should be considered."



**Sidewalk Width and Position:** In addition to the wider street profile, Pierce Brook also accommodates a 5' wide ADA compliant sidewalk on one side of the street with a minimum 5' separation between the sidewalk and the street per both ADA and NYS DOT guidelines. This requirement supports the safety of the pedestrian through separation from vehicular traffic. Per *New York LTAP / Cornell Complete Streets Guidelines*:

"The Americans with Disabilities Act (ADA) and the NYSDOT mandate a five-foot minimum width for sidewalks..." "...Pedestrians should be separated from vehicular traffic as much as possible. A physical barrier (i.e. a curb) or a minimum five-foot separation is desirable."

For visual representation I have also included a photo of the Lakewood Meadows sidewalk position following the sidewalk separation guidelines:



Lakewood Meadows Sidewalk Position

**Open Space Management & Maintenance:** As recently presented, HOA management of the open space and trail network is a great exchange for the increased density provided. The town has received valuable open space as a continuum of Miller Park and the Pierce Brook residents, who will be the primary beneficiary, will be able to maintain the trail network. Grass mowed trails are cost effective to maintain and can also course correct / adjust based on the environmental conditions presented over time which is very important. Grass mowed trails are easily expanded with new pathways allowing the trail network to also grow overtime. Most importantly mowed trails provide a more natural and integrated experience with the environment. Our Lakewood Meadows experience demonstrate that residents prefer the hardscape sidewalks only when engaging the community along the front street. When residents want to escape to a more diverse natural environment, they want to explore the open space areas with grass underfoot. Finally, this is also consistent with the trail network of Miller Park as a more natural experiential / interpretive park like setting.

**Lakewood Meadows Trail Network:**



At this stage, I hope this information answers the final questions for the Planning Board, and in essence, the project as proposed will be a great addition to the community. We look forward to completing the next step in the process and please reach out with any additional questions.

Regards,

A handwritten signature in dark ink, appearing to read "Jeff Morrell". The signature is written in a cursive style with a horizontal line underneath the name.

Jeff Morrell