



**Traffic Impact Study Report for
Lynbrook Station (47 Broadway)
Village of Lynbrook, Nassau County, NY**

43-47 Broadway Realty, LLC, is proposing to develop a mixed-use development on the site located at 47 Broadway in the Village of Lynbrook. While presently vacant, the site was previously the home of an industrial/office use and has been the subject of numerous previous development proposals, which ultimately did not come to fruition.

The Lynbrook Station development would construct a 7-story building on the site providing 201 apartment units, 55 of which would be studios, 111 of which would have 1 bedroom, and 35 of which would be 2 bedrooms. Additionally, the development would include 2,028 sf of café/retail space on the ground floor, with structured parking provided on the 1st and 2nd floors totaling 205 parking spaces on-site. The project is located immediately adjacent to the Lynbrook Long Island Rail Road Station, which would make it a classic example of a transit-oriented development.

In order to determine the impacts of the proposed development, VHB conducted a detailed traffic impact study report for the proposed action. In doing so, 4 study intersections were selected as those which would be most impacted by the newly generated traffic. These locations included the following:

- Broadway at Merrick Road/Atlantic Avenue/Hempstead Avenue (Signalized)
- Broadway at Langdon Place (Unsignalized)
- Broadway at Saperstein Plaza/Stauderman Avenue (Unsignalized)
- Broadway at Sunrise Highway (NYS Route 27)

To conduct this study, turning movement observations were conducted in January of 2021 during the relevant peak hours (weekday a.m., weekday p.m., and Saturday) and adjusted to account for area reductions caused by the COVID-19 Pandemic. This condition was projected forward and the site generated was superimposed upon the existing roadway network. In doing so, a traffic operations analysis was prepared based on the methodologies in the Highway Capacity Manual. The detailed results of this analysis are included in the attached Traffic Impact Study Report, and it was ultimately concluded that the newly generated traffic from the site would require only minor timing adjustments at the intersection of Broadway and Sunrise Highway (NYS Route 27) to maintain the level of operation expected without the planned project. With this timing adjustment, the development of the site as proposed will not result in a significant negative impact on traffic conditions.

Based on the results of the study, more completely described therein, it is my opinion that the proposed action will not have a significant impact on the study intersections or roadway network.

A handwritten signature in cursive script, appearing to read 'Patrick Lenihan'.

Patrick Lenihan, P.E.
May 3, 2021