

January 31, 2020

Geoffrey French  
Chairman  
Town of Ghent Planning Board  
Ghent Town Hall  
Ghent, NY 12075

**RE: Art Omi, Inc.  
Visitor Center Expansion  
CPL # 15326.0001**

Dear Chairman French and Planning Board Members:

This office is in receipt of a set of revised Stormwater Pollution Prevention Plan (SWPPP), prepared by Patrick Prendergast, P.E., and a Traffic Evaluation prepared by Creighton Manning, both regarding the above referenced project.

This office has reviewed the information that has been submitted and related data for the proposed expansion of the existing Benenson Visitors Center, located on Columbia County Route 22. Based upon our review of the documents provided, we offer the following comments for your consideration regarding Site Plan approval:

**Traffic Evaluation**

1. This office has reviewed the Traffic Evaluation prepared by Creighton Manning and finds its methodology and findings to be acceptable.

The evaluation has determined that adequate sight distance exists at the site and that upon the completion of the project, the level of service at the nearby intersections will not diminish from the existing conditions and that the intersections have adequate capacity to accommodate the anticipated increase in traffic with little to minor increase in vehicle delays.

This office notes that the evaluation states that attention to on-site parking and traffic flow will continue to be necessary during special events. This office recommends that the applicant provide anticipated staffing levels and commit to provide on-site staff during special events. This may require a tiered approach based on the number of anticipated attendees. This appears to be manageable since the facility has previously documented special event attendance.

This office concurs with Creighton Manning's recommendation regarding the use of the barn for overflow parking and the implementation of an overflow detour that would include appropriate temporary signage.



**Stormwater Pollution Prevention Plan**

1. This office has completed our review of the updated Stormwater Pollution Prevention Plan and find that this office's previous comments has been adequately addressed and the document is found to be acceptable.

**Referrals**

1. Columbia County Department of Planning for review and comment in accordance with Municipal Law 239-m.

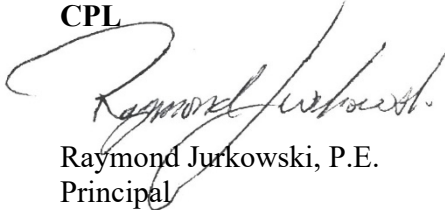
**Recommendations**

Based on this office's review of the application, it is the opinion of this office that the Planning Board may begin conducting a public hearing on the project. This correspondence shall be utilized in conjunction with additional comments from the Planning Board, Fire Department, and the Town Attorney.

If you have any questions or concerns, please feel free to contact this office at 518-828-2300.

Very truly yours,

CPL



Raymond Jurkowski, P.E.  
Principal

RJJ/sg

CC: Mitchell Khosrova, Esq.  
Patrick Prendergast