

April 17, 2025

Matt Oates, PE
Director | Engineering
Benderson Development Company, LLC
570 Delaware Avenue
Buffalo, NY 14202

**Re: 4548-4564 Main Street Retail | Trip Generation
Amherst, NY**

Dear Mr. Oates:

This letter is intended to provide the Town of Amherst with information regarding the projected net change in traffic volumes and the potential traffic impacts resulting from the subject project. Passero conducted an earlier traffic assessment for the subject project in January 2023. This letter compares the trip generation estimates used in the 2023 study to the current proposal.

This assessment adheres to the methodologies outlined by State Environmental Quality Review Act (SEQRA), the New York State Department of transportation (NYSDOT), the Institute of Transportation Engineers (ITE), and standard transportation engineering practices.

The 2023 study assumed the following land use plan:

- Residential (48 units)
- Fast-Casual Restaurant (±2,513 SF)
- Quality Restaurant (±4,111 SF)

The current proposal entails construction of ±12,285 SF of retail space. The proposed access has been flipped: the basement parking is now off Fruehauf Avenue, and the smaller parking area is off Chateau Terrace.

Table 1 shows the peak hour trip generation estimates for both the 2023 plan and the current proposal.

Table 1: Peak Hour Trip Generation

CATEGORY	SOURCE	SIZE	UNIT	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
2023 Site Plan									
Residential	ITE 220	48	DU	5	14	19	15	9	24
Fast-Casual Rest.	ITE 930	2,513	SF	2	2	4	17	15	32
Quality Rest.	ITE 931	4,111	SF	2	1	3	21	11	32
Total Trips				9	17	26	53	35	88
Current Proposal									
	ITE 822	12,285	SF	17	12	29	40	41	81
Difference				+8	-5	+3	-13	+6	-7

The differences in trip generation between the 2023 site plan and the current proposal are small with minimal operational changes. Considering the short interval between the studies and the consistency of trip

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generation rates, the conclusions of Passero's 2023 study remain reasonable and valid. Accordingly, no additional traffic analysis is recommended to support the current proposal.

Further, the project is consistent with the prior project regarding line-of-sight conditions.

Please contact me directly at (585) 505-6012 or via email at dkruse@passero.com if you have any questions or require additional information.

Sincerely,

Passero Associates

A handwritten signature in blue ink that reads "David Kruse". The signature is written in a cursive, flowing style.

David Kruse, AICP, PTP, RSP1
Senior Transportation Planner