

↑  
Not to Scale

Legend

--- Corridor Study Area

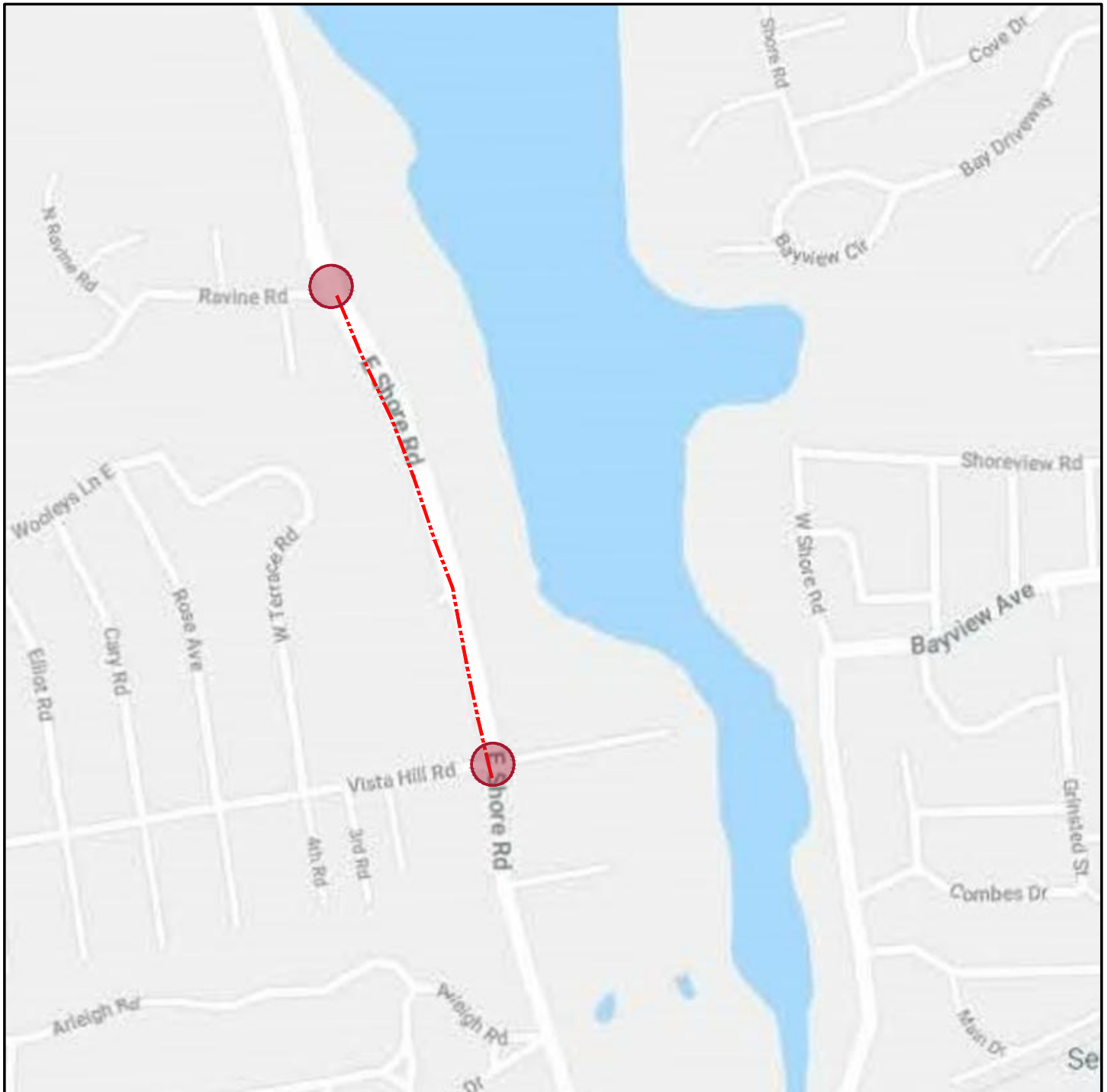
● Study Intersection

Figure 1

Project Location Map & Study Intersections

Middle Neck Road Corridor Study  
Great Neck, New York





Not to Scale

Legend

 Corridor Study Area


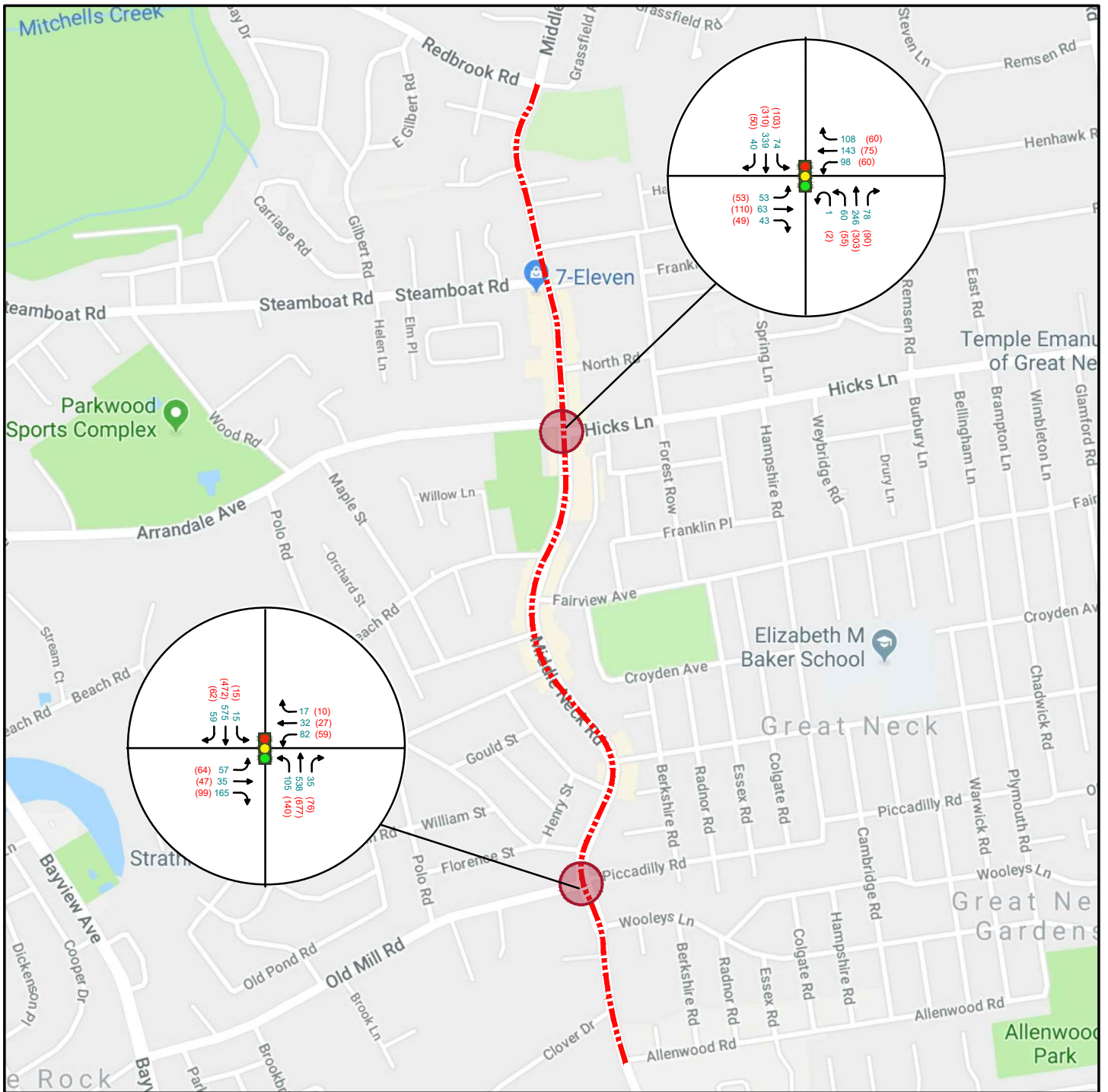
 Study Intersection

Figure 2

Project Location Map & Study Intersections

East Shore Road Corridor Study  
Great Neck, New York





Not to Scale

**Legend**

Corridor Study Area

Study Intersection

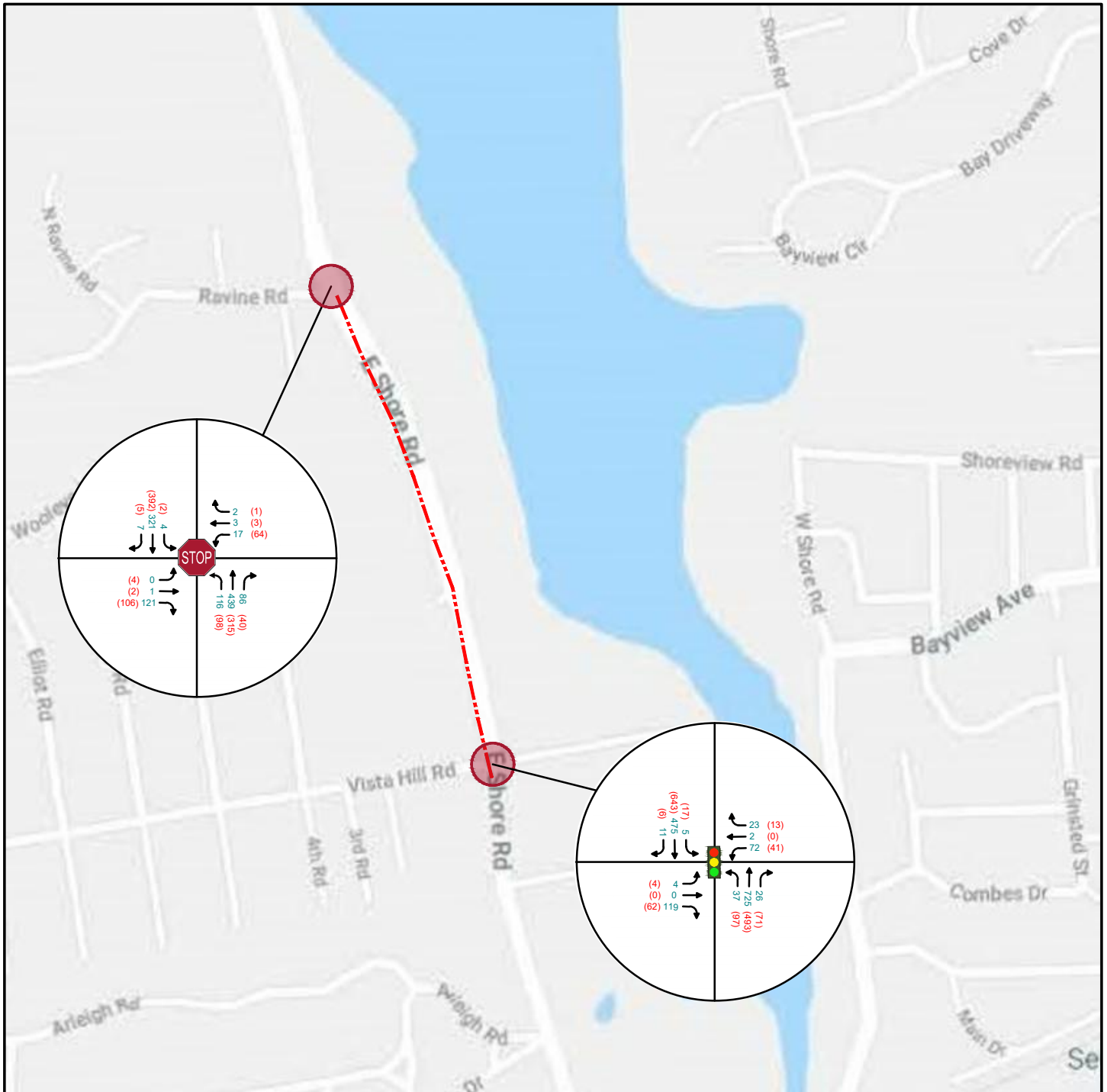
AM PEAK (PM PEAK)

**Figure 3**

**Existing Peak Hour Traffic Volumes**

**Middle Neck Road Corridor Study  
Great Neck, New York**





Not to Scale

Legend

 Corridor Study Area


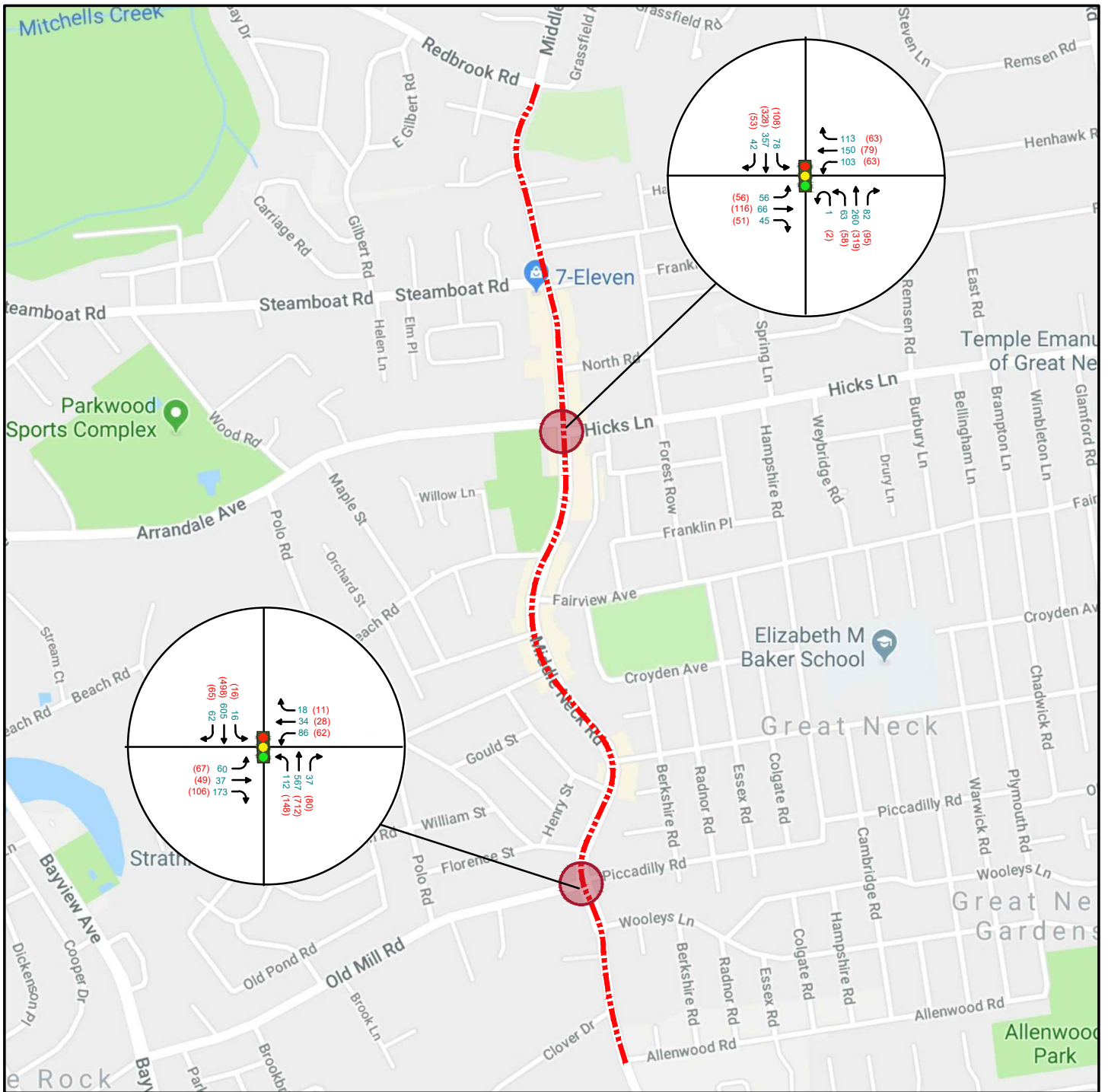
 Study Intersection

Figure 4

Existing Peak Hour Traffic Volumes

East Shore Road Corridor Study  
Great Neck, New York





Not to Scale

Legend

Corridor Study Area

Study Intersection

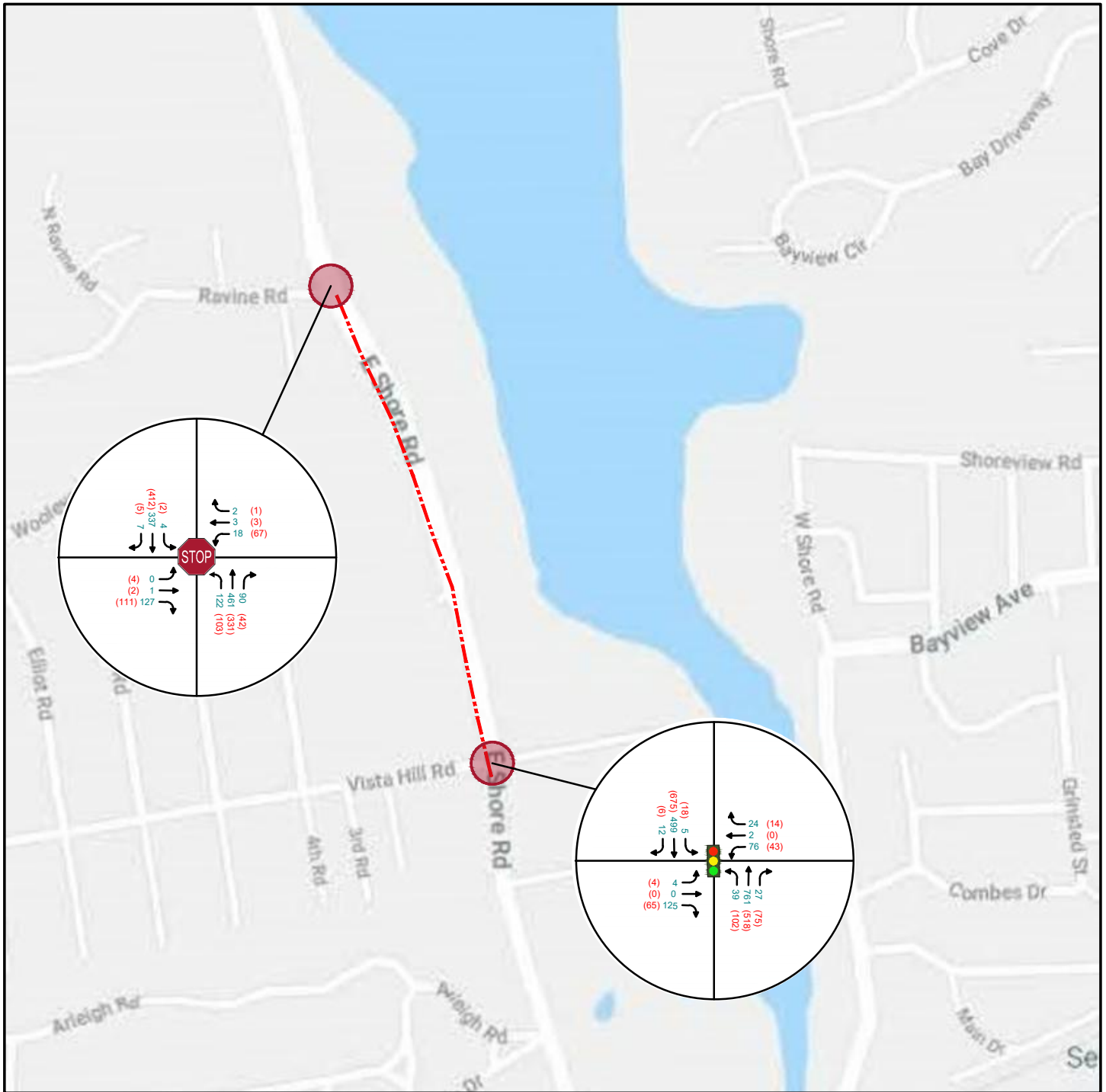
AM PEAK (PM PEAK)

Figure 5

Normal Growth 2028 Peak Hour Traffic Volumes

Middle Neck Road Corridor Study  
Great Neck, New York





Not to Scale

Legend

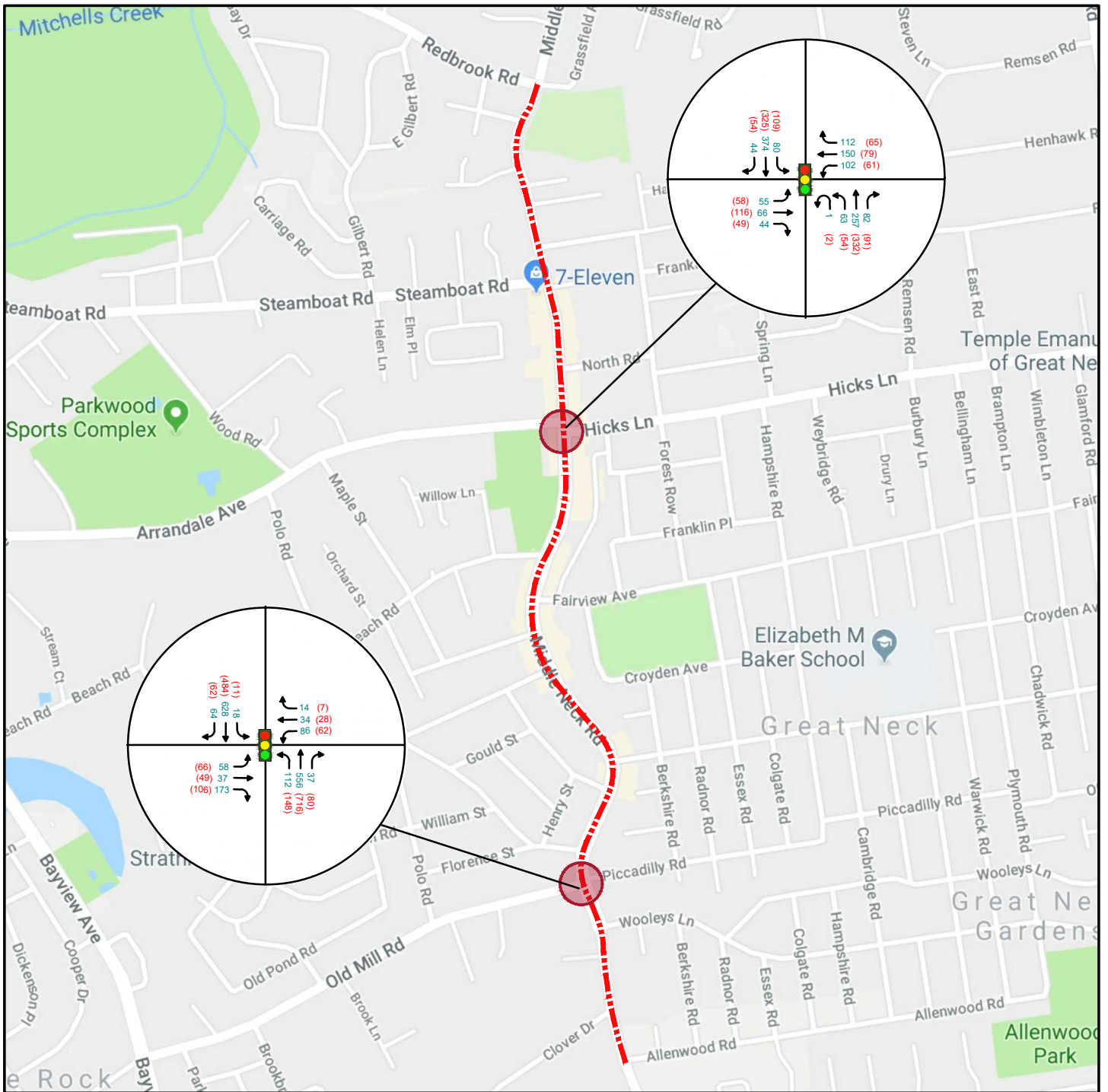
- - - - - Corridor Study Area
- Study Intersection
- AM PEAK PM PEAK

Figure 6

Normal Growth 2028 Peak Hour Traffic Volumes

East Shore Road Corridor Study  
Great Neck, New York





Not to Scale

Legend

Corridor Study Area

Study Intersection

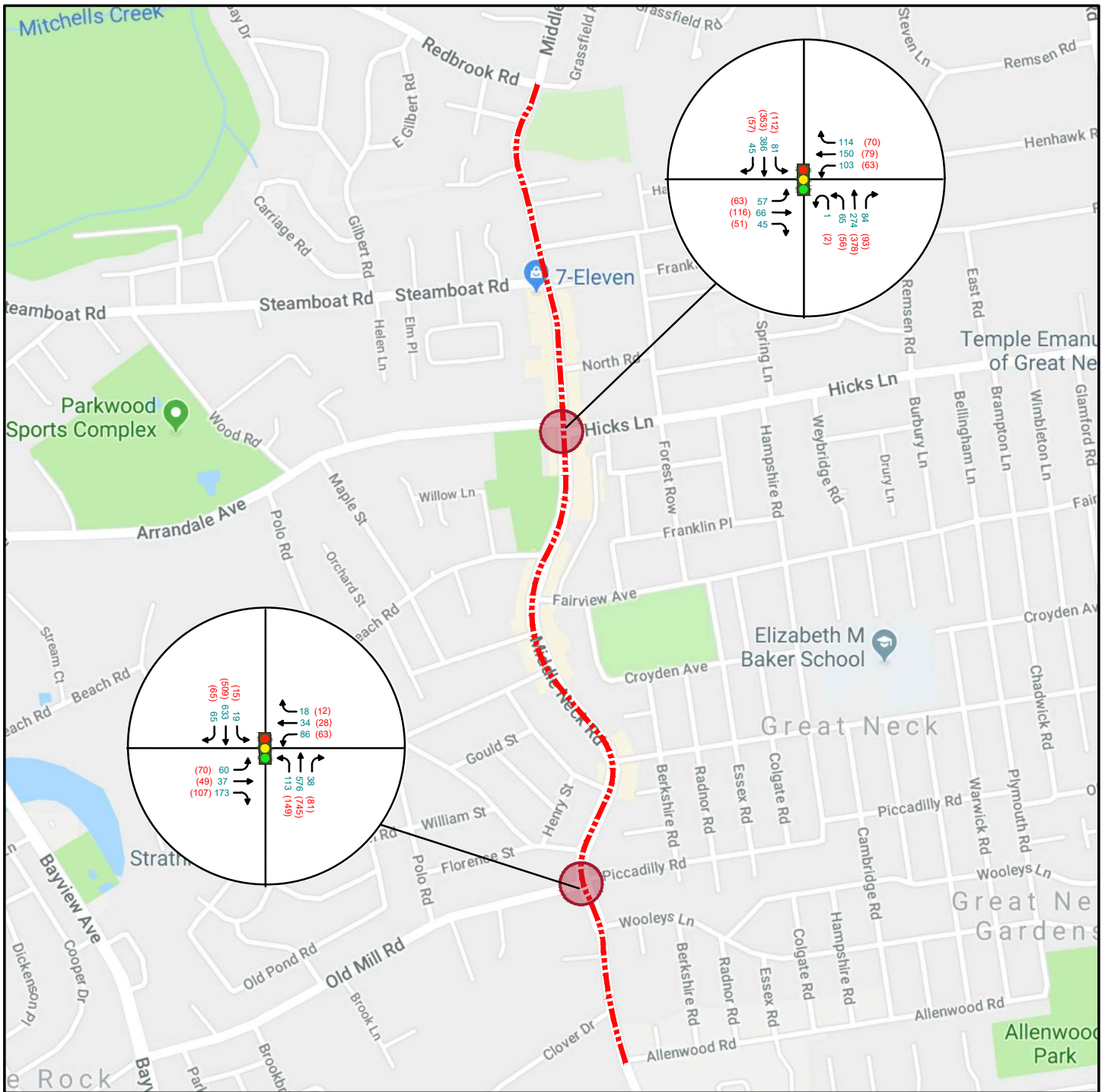
AM PEAK (PM PEAK)

Figure 7

Full Yield 2028 Existing Zoning Peak Hour Traffic Volumes

Middle Neck Road Corridor Study  
Great Neck, New York





Not to Scale

Legend

Corridor Study Area

Study Intersection

AM PEAK (PM PEAK)

Figure 8

Full Yield 2028 Proposed Zoning Peak Hour Traffic Volumes

Middle Neck Road Corridor Study  
Great Neck, New York





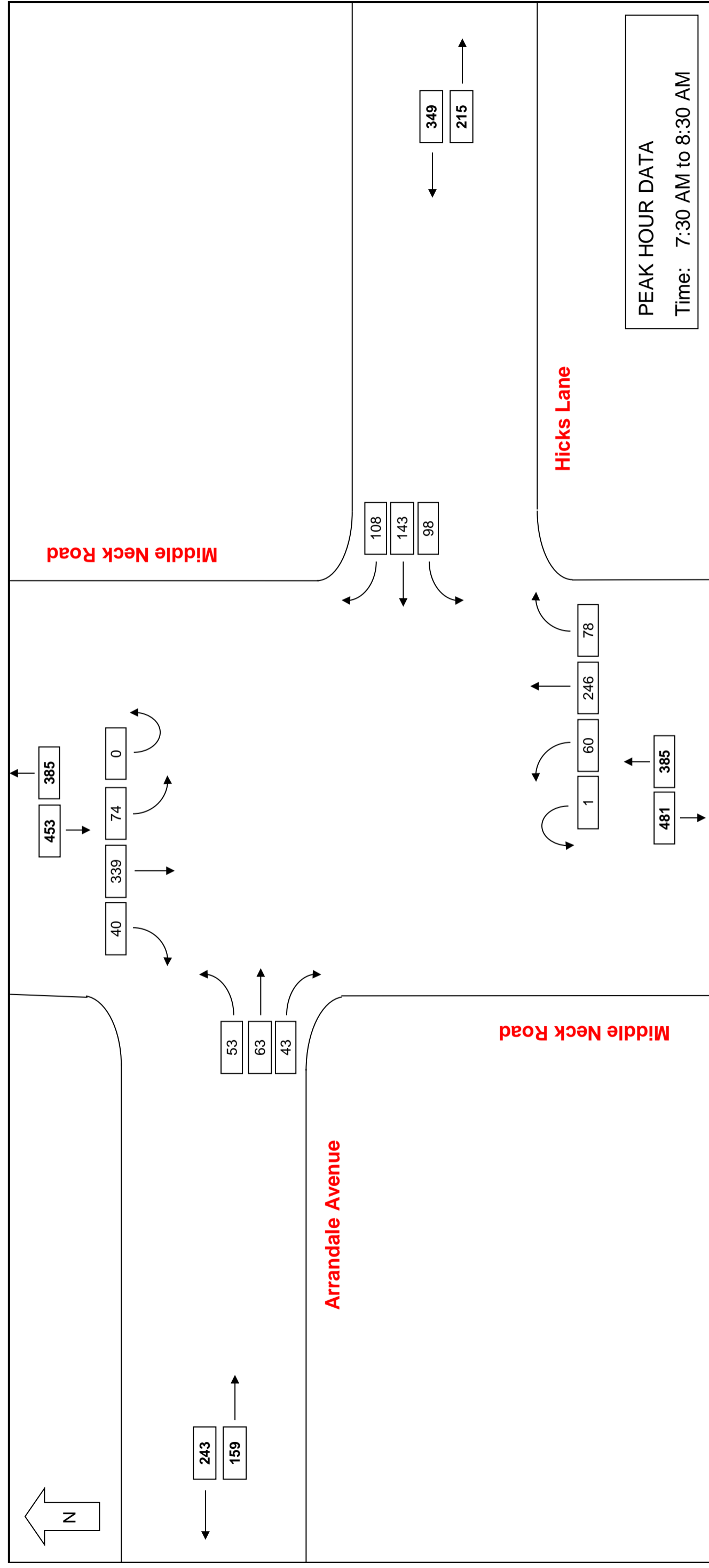
TRAFFIC VOLUME DATA



Middle Neck Road @ Arrandale Avenue/Hicks Lane  
Great Neck, New York

Date Collected: 3/15/2018 (Thursday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly		
	Left	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left			Thru	Right
7:00 AM	0	5	7	9	19	13	0	1	21	10	0	9	44	3	56	141
7:15 AM	5	16	12	18	26	27	1	8	30	9	1	14	51	7	72	224
7:30 AM	7	11	9	21	40	17	0	18	53	11	0	21	69	8	98	285
7:45 AM	17	16	7	34	41	28	0	15	67	19	0	16	120	11	147	391
8:00 AM	18	19	16	20	40	37	0	17	72	26	0	18	78	16	112	377
8:15 AM	11	17	11	23	22	26	1	10	54	22	0	19	72	5	96	1,041
8:30 AM	11	13	7	21	12	26	0	7	65	14	0	24	74	8	106	1,343
8:45 AM	11	16	8	21	20	34	0	9	75	15	0	15	98	13	126	1,287
<b>Peak Hour</b> 7:30 AM to 8:30 AM PHF %HV	53	63	43	98	143	108	1	60	246	78	1	74	339	40	453	1,346 0.86
																8%
																8%
																12%



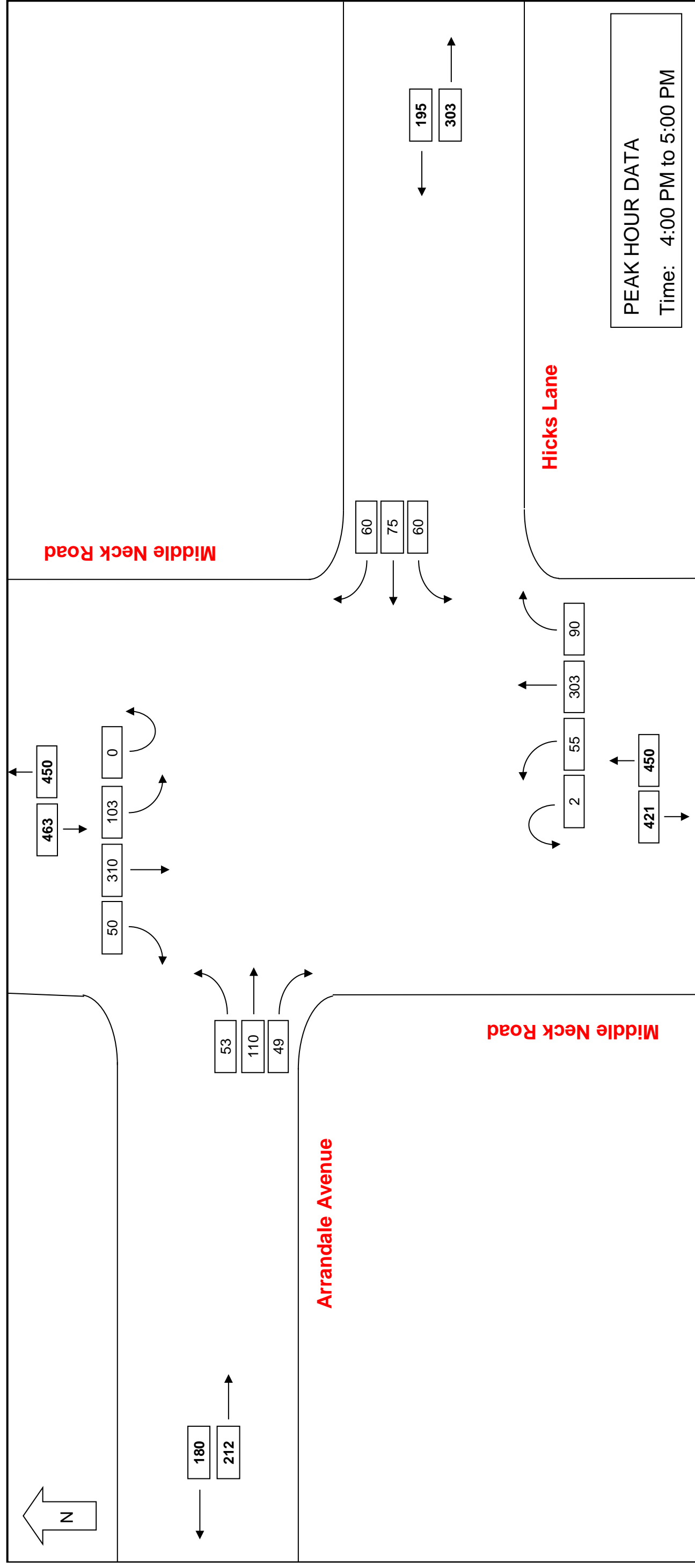
TRAFFIC VOLUME DATA



**Middle Neck Road @ Arrandale Avenue/Hicks Lane**  
Great Neck, New York

Date Collected: 3/15/2018 (Thursday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly		
	Left	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left			Thru	Right
4:00 PM	12	31	16	10	27	20	1	15	80	30	0	30	79	10	119	361
4:15 PM	13	24	15	11	19	12	1	8	73	23	0	27	75	12	114	313
4:30 PM	11	29	10	20	13	15	0	15	67	18	0	25	77	6	108	306
4:45 PM	17	26	8	19	16	13	0	17	83	19	0	21	79	22	122	340
5:00 PM	17	31	15	22	17	21	0	19	65	24	0	21	61	17	99	330
5:15 PM	12	28	14	14	20	18	1	13	92	27	0	26	71	6	103	342
5:30 PM	11	25	8	14	17	13	2	15	82	17	0	27	65	8	100	304
5:45 PM	15	29	17	20	21	20	0	11	76	29	0	18	66	11	95	333
6:00 PM	11	21	15	21	28	20	1	16	85	16	0	33	59	11	103	337
6:15 PM	15	12	9	15	26	13	1	28	67	18	0	22	59	9	90	294
6:30 PM	5	20	10	17	34	11	0	16	68	22	0	20	63	7	90	293
6:45 PM	11	23	15	22	22	10	1	23	77	20	0	22	79	12	113	337
<b>Peak Hour</b> <b>4:00 PM to 5:00 PM</b> <b>PHF</b> <b>%HV</b>	53	110	49	60	75	60	2	55	303	90	0	103	310	50	463	1,320
																0.91



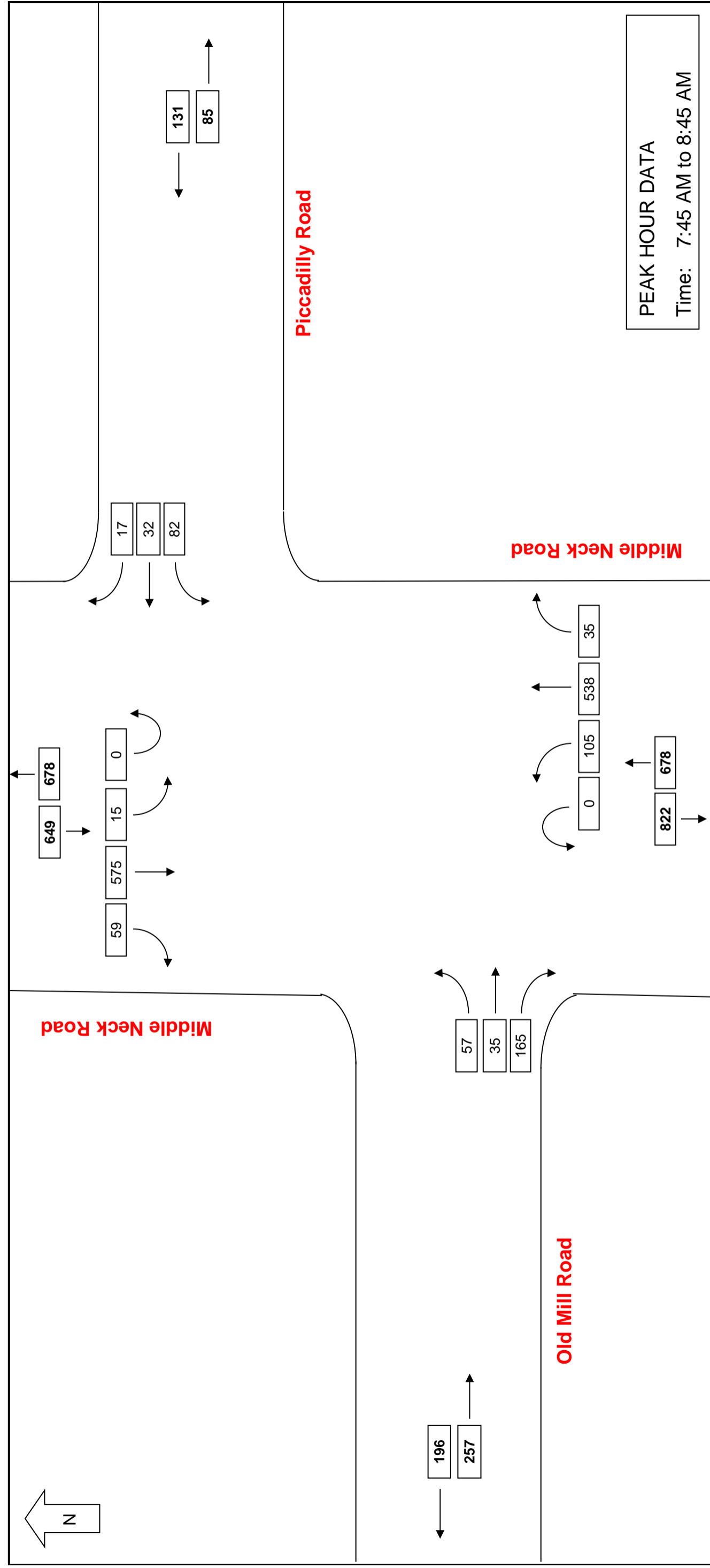
TRAFFIC VOLUME DATA



Middle Neck Road @ Old Mill Road/Piccadilly Road  
Great Neck, New York

Date Collected: 3/15/2018 (Thursday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly		
	Left	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left			Thru	Right
7:00 AM	0	1	14	14	3	1	0	11	61	6	0	4	67	3	74	185
7:15 AM	9	0	23	23	4	0	0	15	77	8	0	0	81	8	89	247
7:30 AM	15	7	13	13	9	5	0	18	130	5	0	3	112	12	127	374
7:45 AM	11	8	20	20	11	8	0	32	175	5	0	3	160	13	176	499
8:00 AM	14	13	21	21	5	4	0	26	132	9	0	7	161	14	182	459
8:15 AM	16	6	26	26	6	0	0	22	107	15	0	2	136	15	153	381
8:30 AM	16	8	15	15	10	5	0	25	124	6	0	3	118	17	138	1,713
8:45 AM	17	15	23	23	9	3	0	30	123	8	0	2	169	19	190	1,715
<b>Peak Hour</b> 7:45 AM to 8:45 AM PHF %HV	57	35	82	82	32	17	0	105	538	35	0	15	575	59	649	1,715 0.86
			9%			9%									7%	8%



PEAK HOUR DATA  
Time: 7:45 AM to 8:45 AM

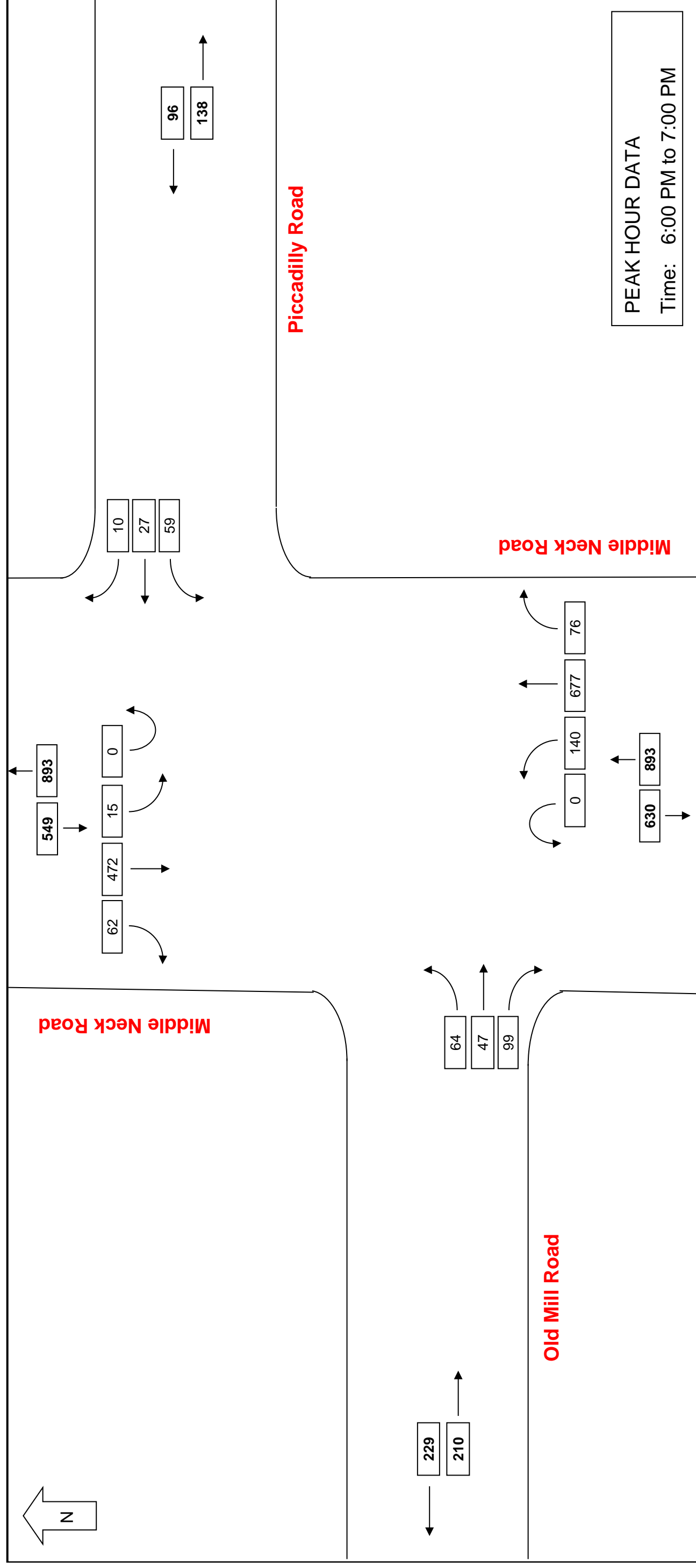
TRAFFIC VOLUME DATA



**Middle Neck Road @ Old Mill Road/Piccadilly Road  
Great Neck, New York**

Date Collected: 3/15/2018 (Thursday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly		
	Left	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left			Thru	Right
4:00 PM	16	11	29	8	8	4	0	15	140	7	0	4	119	8	131	369
4:15 PM	22	15	29	8	6	2	0	22	138	5	0	0	126	20	146	393
4:30 PM	21	7	32	7	3	5	0	17	119	11	0	1	135	10	146	368
4:45 PM	7	5	23	9	7	1	0	19	142	12	1	0	135	19	155	380
5:00 PM	15	11	36	8	2	4	0	29	169	13	0	2	139	8	149	436
5:15 PM	16	7	31	13	8	8	0	25	176	18	0	3	114	18	135	437
5:30 PM	22	5	20	11	6	3	0	18	139	11	0	3	126	12	141	376
5:45 PM	22	9	17	13	6	4	0	37	159	7	1	2	116	14	133	407
6:00 PM	17	12	28	17	8	3	0	23	149	11	0	5	131	17	153	421
6:15 PM	15	12	23	19	6	1	0	34	162	25	0	4	110	13	127	424
6:30 PM	18	8	25	13	3	5	0	34	175	18	0	3	113	18	134	433
6:45 PM	14	15	23	10	10	1	0	49	191	22	0	3	118	14	135	470
<b>Peak Hour 6:00 PM to 7:00 PM PHF %/HV</b>	<b>64</b>	<b>47</b>	<b>99</b>	<b>59</b>	<b>27</b>	<b>10</b>	<b>0</b>	<b>140</b>	<b>677</b>	<b>76</b>	<b>0</b>	<b>15</b>	<b>472</b>	<b>62</b>	<b>549</b>	<b>1,748</b> 0.93

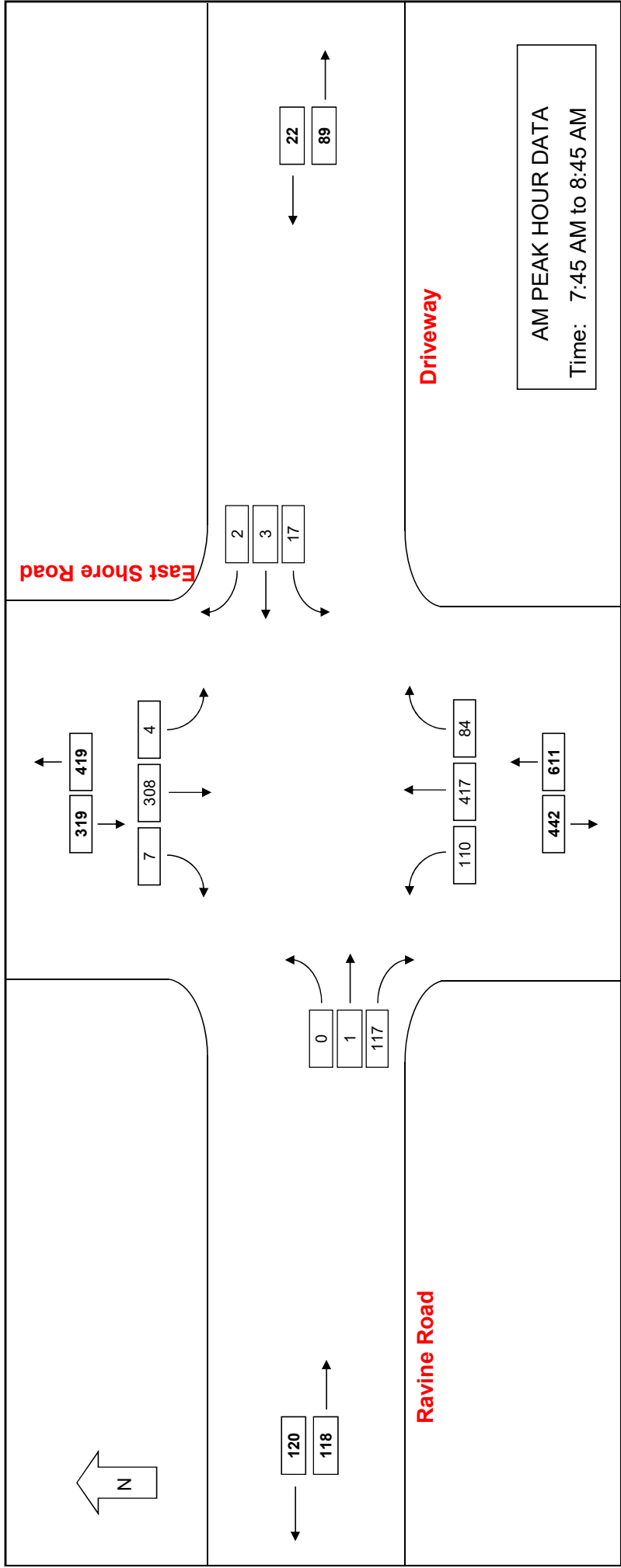


**TRAFFIC VOLUME DATA**

**East Shore Road at Ravine Road  
Great Neck, NY**

Date Collected: 5/21/13 (Tuesday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			Total
7:00 AM	1	0	14	0	0	0	1	7	66	8	42	2	44	141	
7:15 AM	0	0	21	0	0	2	3	13	77	13	55	2	57	184	
7:30 AM	2	0	19	0	0	0	0	24	87	16	76	2	78	226	
7:45 AM	0	1	21	1	1	0	7	37	106	27	67	3	70	269	820
8:00 AM	0	0	35	1	1	0	6	17	121	20	78	1	79	278	957
8:15 AM	0	0	31	2	0	2	4	29	94	19	89	0	92	269	1,042
8:30 AM	0	0	30	4	1	0	5	27	96	18	74	3	78	254	1,070
8:45 AM	1	0	25	6	1	0	7	21	92	23	76	1	78	247	1,048
<b>Peak Hour 7:45 AM to 8:45 AM PHF HV%</b>	<b>0</b>	<b>1</b>	<b>117</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>22</b>	<b>110</b>	<b>417</b>	<b>84</b>	<b>308</b>	<b>7</b>	<b>319</b>	<b>1,070</b>	
			0.84 2%				0.79 3%						0.87 7%		0.96 9%

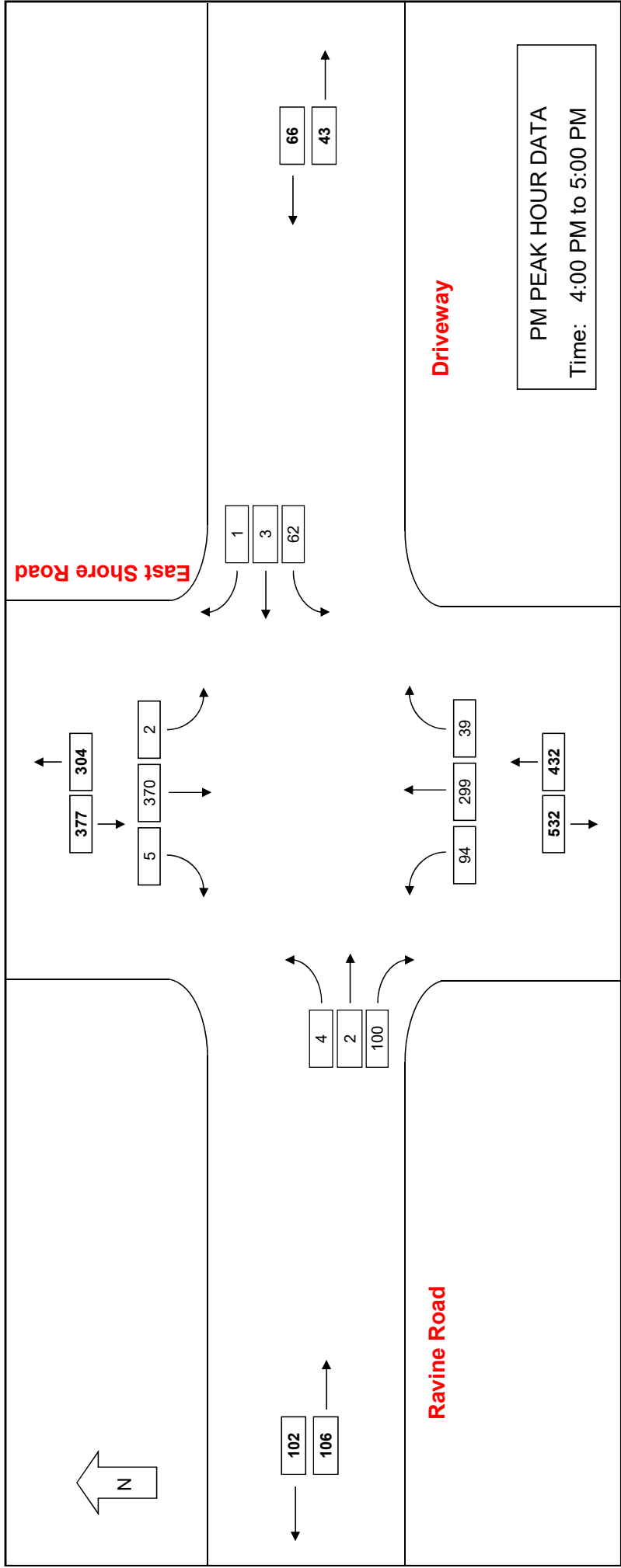


**TRAFFIC VOLUME DATA**

**East Shore Road at Ravine Road  
Great Neck, NY**

Date Collected: 5/21/13 (Tuesday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			Total
4:00 PM	0	1	29	12	0	1	13	35	89	10	103	1	104	281	
4:15 PM	1	1	20	12	1	0	13	17	58	10	93	0	93	213	
4:30 PM	0	0	26	14	2	0	16	22	85	11	103	2	106	266	
4:45 PM	3	0	25	24	0	0	24	20	67	8	71	2	74	221	981
5:00 PM	3	2	23	24	3	1	28	24	76	4	79	1	80	240	940
5:15 PM	1	0	25	7	2	0	9	31	86	10	70	0	70	232	959
5:30 PM	0	0	17	12	1	2	15	31	73	9	87	1	88	233	926
5:45 PM	3	0	12	17	1	0	18	33	98	2	66	2	68	234	939
<b>Peak Hour</b> 4:00 PM to 5:00 PM PHF HV%	<b>4</b>	<b>2</b>	<b>100</b>	<b>62</b>	<b>3</b>	<b>1</b>	<b>66</b> 0.69 1%	<b>94</b>	<b>299</b>	<b>39</b>	<b>370</b> 0.81 4%	<b>5</b>	<b>377</b> 0.89 8%	<b>981</b> 0.87	

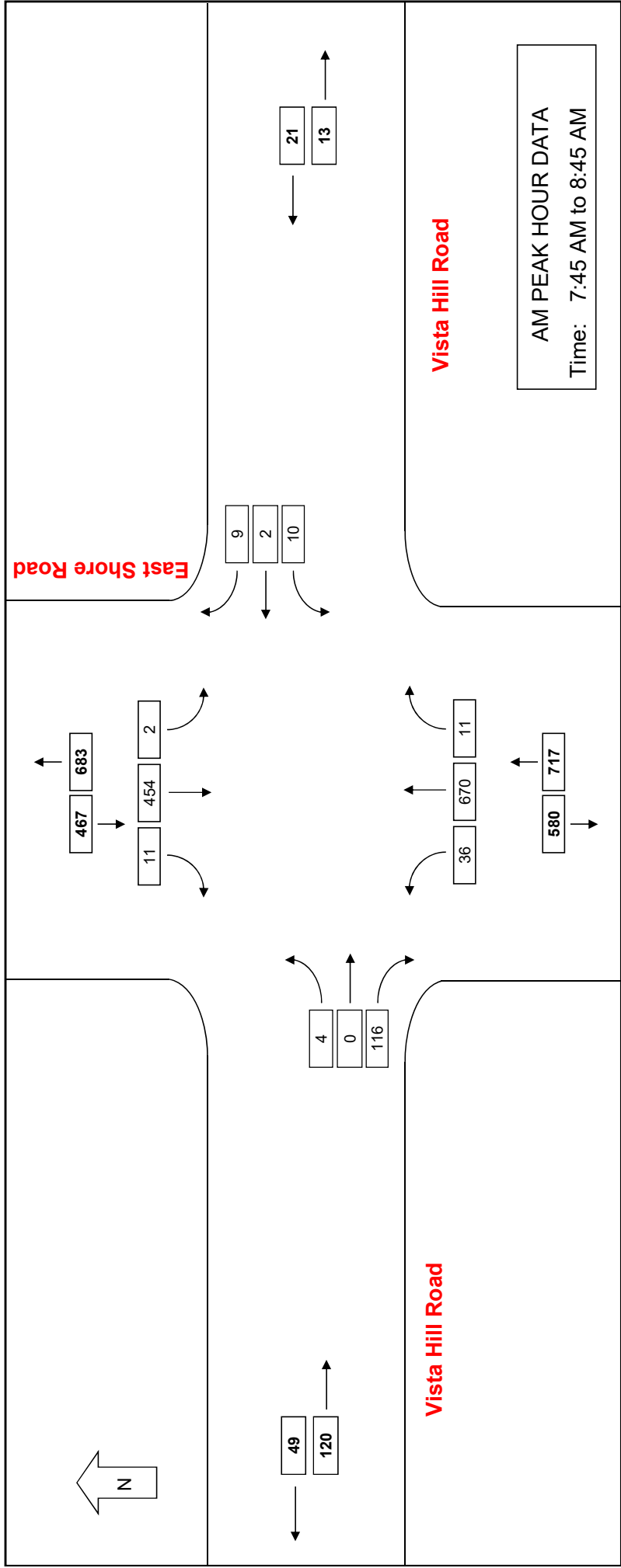


**TRAFFIC VOLUME DATA**

**East Shore Road at Vista Hill Road  
Great Neck, NY**

Date Collected: 5/21/13 (Tuesday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			Total
7:00 AM	0	0	15	2	0	0	5	107	5	117	3	54	0	57	191
7:15 AM	2	1	16	2	0	1	3	137	9	149	1	66	2	69	240
7:30 AM	5	0	20	9	0	3	12	151	10	173	1	89	1	91	301
7:45 AM	0	0	26	3	1	6	10	178	6	194	0	103	3	106	336
8:00 AM	3	0	31	5	1	3	9	181	3	194	1	112	2	115	352
8:15 AM	0	0	28	1	0	0	7	148	0	155	0	125	3	128	312
8:30 AM	1	0	31	1	0	0	9	163	2	174	1	114	3	118	325
8:45 AM	1	0	30	0	0	0	13	148	0	161	0	128	4	132	324
<b>Peak Hour 7:45 AM to 8:45 AM PHF HV%</b>	<b>4</b>	<b>0</b>	<b>116</b>	<b>10</b>	<b>2</b>	<b>9</b>	<b>36</b>	<b>670</b>	<b>11</b>	<b>717</b>	<b>2</b>	<b>454</b>	<b>11</b>	<b>467</b>	<b>1,325</b>
			<b>0.88</b>			<b>0.53</b>				<b>0.92</b>				<b>0.91</b>	<b>0.94</b>
			<b>5%</b>			<b>66%</b>				<b>8%</b>				<b>5%</b>	

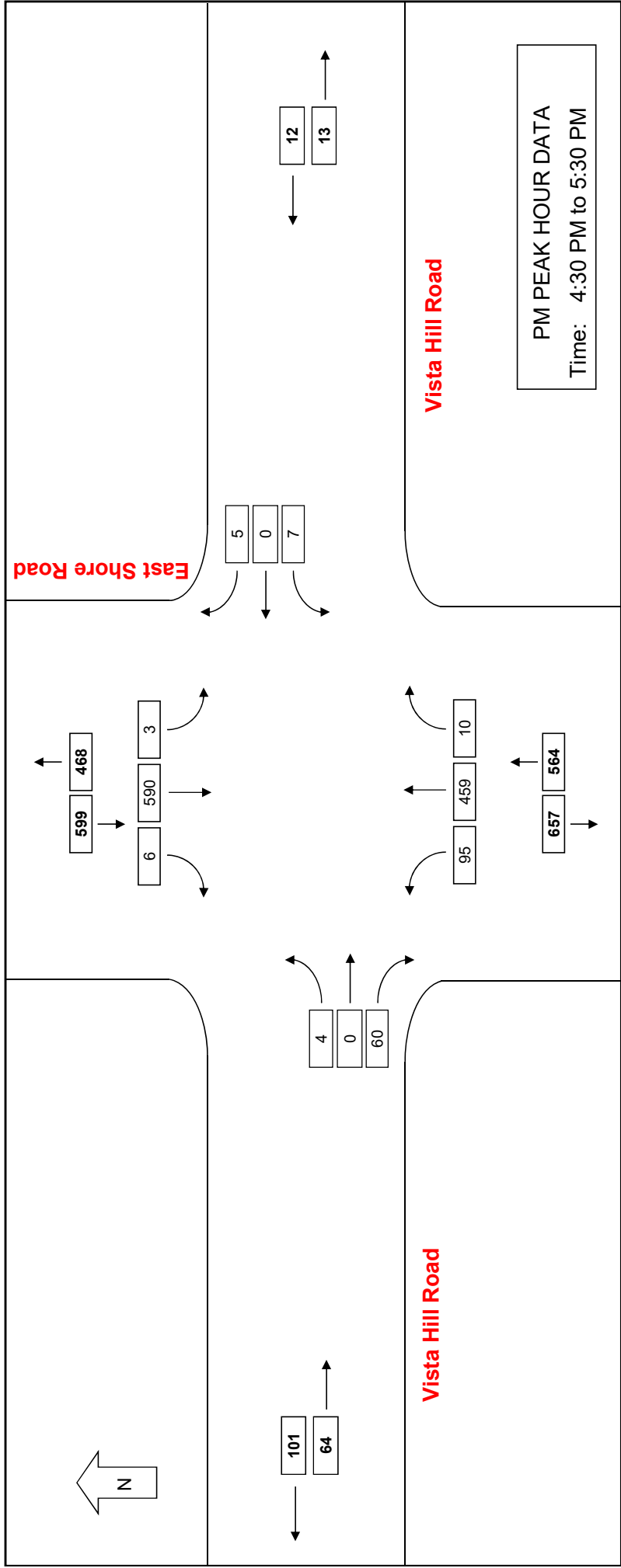


**TRAFFIC VOLUME DATA**

**East Shore Road at Vista Hill Road  
Great Neck, NY**

Date Collected: 5/21/13 (Tuesday)

Start Time	Eastbound			Westbound			Northbound			Southbound			TOTAL	Cum. Hourly	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right			Total
4:00 PM	3	0	18	0	0	0	26	137	0	0	153	6	159	343	
4:15 PM	2	0	16	1	0	0	21	94	0	0	125	2	127	261	
4:30 PM	2	0	17	1	0	0	21	115	2	2	171	1	172	330	
4:45 PM	2	0	14	2	0	0	24	99	4	4	136	4	140	285	1,219
5:00 PM	0	0	17	2	0	2	25	115	2	2	156	0	159	322	1,198
5:15 PM	0	0	12	2	0	3	25	130	2	2	127	1	128	302	1,239
5:30 PM	3	1	17	3	1	0	20	124	5	5	125	1	127	301	1,210
5:45 PM	0	0	20	2	3	4	27	118	1	1	83	10	93	268	1,193
<b>Peak Hour</b> 4:30 PM to 5:30 PM PHF HV%	4	0	60	7	0	5	95	459	10	10	590	6	599	1,239	
			0.84			0.60					0.90			0.87	0.94
			7%			0%					5%			6%	





Middle Neck Road Trips - Existing 2018, Full Yield 2028 Under Existing Zoning & Full Yield 2028 Under Proposed Zoning

Site #	Size/Area (SF)	A Existing							B 2028 - Full Yield Existing Zoning							C 2028 - Full Yield Proposed Zoning																																	
		Current Use	Floor-Area/Number	Unit	Peak	Existing Trip Generation			Use	Floor-Area/Number	Unit	Peak	Existing Trip Generation			Use	Floor-Area/Number	Unit	Peak	Existing Trip Generation																													
						Entering	Exiting	Total					Entering	Exiting	Total					Entering	Exiting	Total																											
1	63,580	Apartments	40	SF	AM	4	14	18	Apartments	56	Units	AM	6	20	26	Apartments	50	Units	AM	8	20	28	Retail	7,500	SF	PM	29	22	51																				
					PM	14	8	22				PM	20	11	31				PM																														
2	114,298	DPW	11,312 (ITE #730)	SF	AM	29	9	38	Apartments	80	Units	AM	9	28	37	Apartments	70	Units	AM	12	28	40	Retail	10,500	SF	PM	40	31	71																				
					PM	5	14	19				PM	28	17	45				PM																														
3	7,950	Synagogue	Under Construction	SF	AM	0	0	0	Synagogue	3,500	SF	AM	5	3	8	Synagogue	3,500	SF	AM	5	3	8				PM	6	4	10																				
					PM	0	0	0				PM	6	4	10				PM																														
4	10,641	Vacant		SF	AM	0	0	0	Single Family	1	Unit	AM	0	1	1	Village Hall	5,000	SF	AM	13	4	17				PM	2	7	9																				
					PM	0	0	0				PM	1	0	1				PM																														
5	49,450	Parking		SF	AM	0	0	0	Parking		SF	AM	0	0	0	Parking		SF	AM	0	0	0				PM	0	0	0																				
					PM	0	0	0				PM	0	0	0				PM																														
6	6,550	Vacant		SF	AM	0	0	0	Retail	696	SF	AM	1	1	2	Retail	696	SF	AM	1	1	2				PM	0	0	0																				
					PM	0	0	0	Apartments	3	Units	PM	2	3	5	Apartments	3	Units	PM	2	3	5																											
7	95,019	Apartments/Vacant	62	Units	AM	7	22	29	Single Family	1	Unit	AM	7	23	30	Apartments	(+)20 Finally 82	Units	AM	9	29	38				PM	29	17	46																				
					PM	22	13	35	Apartments	62	Units	PM	23	13	36				PM																														
8	61,974	Housing Authority Age-Rest Apts	74 (ITE #252)	Units	AM	5	10	15	Housing Authority Age-Restricted Apts	74	Units	AM	5	10	15	Housing Authority Age-Restricted Apts	100	Units	AM	7	13	20				PM	14	12	26																				
					PM	10	9	19				PM	10	9	19				PM																														
9	20,321	Commercial	Off:8,657;; Retail:13,513;; Restaurant:1,400	SF	AM	17	6	23	Apartments	11	Units	AM	3	6	9	Assisted Living (ITE 254)	200	Beds	AM	24	14	38				PM	20	32	52																				
					PM	32	39	71	Retail	5,100	SF	PM	11	10	21				PM																														
10	20,894	Parking		SF	AM			0	Parking		SF	AM			0	Parking		SF	AM			0																											
					PM			0				PM			0				PM			0																											
11	22,186	Drive-thru Bank	2,806	SF	AM	16	11	27	Apartments	12	Units	AM	3	7	10	Apartments	21	Units	AM	4	9	13				PM	12	9	21																				
					PM	28	29	57	Retail	5,400	SF	PM	12	12	24	Retail	3,000	SF	PM																														
12	57,218	Parking		SF	AM			0	Parking		SF	AM			0	Parking		SF	AM			0																											
					PM			0				PM			0				PM			0																											
13	45,450	Commercial	Off:3,177;; Retail:7,102;; Restaurant:4,015	SF	AM	11	6	17	Apartments	48	Units	AM	5	17	22	Apartments	28	Units	AM	6	12	18				PM	21	18	39																				
					PM	42	40	82				PM	17	10	27	Retail	7,500	SF	PM																														
14	8,154	Synagogue	1,800	SF	AM	3	1	4	Synagogue	5,400	SF	AM	8	5	13	Synagogue	5,400	SF	AM	8	5	13				PM	9	7	16																				
					PM	3	2	5				PM	9	7	16				PM																														
15	189,050	Apartments	119	units	AM	13	42	55	Apartments	119	units	AM	13	42	55	Apartments	(+)67 Finally 186	units	AM	20	66	86				PM	66	38	104																				
					PM	42	25	67				PM	42	25	67				PM																														
16	139,495	Vacant/One Single Family	1	unit	AM	0	1	1	Single Family	11	units	AM	2	6	8	Single Family	11	units	AM	2	6	8				PM	7	4	11																				
					PM	1	0	1				PM	7	4	11				PM																														
		Retail Trips with 20% Pass-by deducted							Retail Trips with 20% Pass-by deducted							Retail Trips with 20% Pass-by deducted																																	
					Entering			Ext			Total						Entering			Ext			Total						Entering			Ext			Total														
		A			AM			105			122			227			B			AM			67			169			236			C			AM			119			210			329					
					PM			199			179			378						PM			188			125			313						PM			257			204			461					
					Net - B (-) A			AM			-38			47			9			Net - C (-) A			AM			14			88			102			Net - C (-) B			AM			52			41			93		
					PM			-11			-54			-65						PM			58			25			83						PM			69			79			148					

**East Shore Road Trips - Existing 2018, Full Yield 2028 Under Existing Zoning & Full Yield 2028 Under Proposed Zoning**

A							B						C					
Existing Uses							2028 Full Yield - Existing Zoning						2028 Full Yield - Proposed Zoning					
Site #	Component	Size/Area (SF)	Peak	Trips			Component	Size/Area (SF)	Peak	Trips			Component	Size/Area (SF)	Peak	Trips		
				Entering	Exiting	Total				Entering	Exiting	Total				Entering	Exiting	Total
1	Medical Office Building	35,423	AM	76	22	98	Retail	10,000 SF	AM	5	2	7	Apartments & Retail	4,500 SF	AM	6	14	20
			PM	34	89	123			PM	14	16	30			PM	18	14	32
2	Automobile Storage	61,998	AM	0	0	0	Retail	10,000 SF	AM	5	2	7	Apartments & Retail	4,500 SF	AM	6	14	20
			PM	0	0	0			PM	14	16	30			PM	18	14	32
3	Automobile Storage	30,702	AM	0	0	0	Retail	6,000 SF	AM	3	2	5	Apartments & Retail	3,000 SF	AM	3	4	7
			PM	0	0	0			PM	9	10	19			PM	7	7	14
4	Automobile Maintenance (Not Public)	35,480	AM	27	14	41	Retail & Office	15,000 SF	AM	22	6	28	Apartments & Retail	66	AM	10	25	35
			PM	27	29	56		15,000 SF	PM	25	38	63		7,500 SF	PM	34	26	60
5	Apartments (Avalon)	191	AM				Same					Same						
			PM															
6	Water Pollution Control Plant	248,448	AM				Same					Same						
			PM															
7	Vacant	75,794	AM	0	0	0	Apartments	24 DU	AM	10	12	22	Apartments	83	AM	14	31	45
			PM	0	0	0	& Retail	15,000 SF	PM	30	29	59	& Retail	10,000 SF	PM	43	33	76
							Retail Trips with 20% Pass-by deducted						Retail Trips with 20% Pass-by deducted					
							Entering Ext Total						Entering Ext Total					
A							AM 103 36 139						AM 39 88 127					
							PM 61 118 179						PM 120 94 214					
							Net - B (-) A						Net - C (-) A					
							AM -58 -12 -70						AM -64 52 -12					
							PM 31 -9 22						PM 59 -24 35					