

## Minutes of November 8, 2012 Cafritz COM Committee

Present: Alvarez, Carey, Christiansen, Tabori, Verrill, Thorp

### Report by Town Attorney

A. Suellen Ferguson reported on her conversation with Susan Lareuse of the PGC Planning Staff about correcting mistakes in the MUTC standards/guidelines for the Cafritz Development. Items that need to be corrected will need to be corrected in the preliminary plan. If an issue is not addressed in the design guidelines, acceptable planning practices would apply.

B. In her report she also commented that SHA still has not weighed in on the right-of-way requirement which could use up land on the Cafritz property now designated for the 90' – 120' wide buffer along Route 1. The town might want to establish the location of the buffer zone sooner rather than later to be sure that should a larger right of way be required, the buffer zone is not reduced in width but is merely moved farther east and thus meets the condition in the town's agreement with Cafritz.

### New Business

#### A. Discussion with PGC Transportation Planner Dr. Faramarz Mohktari

1. When asked if he reviews traffic study reports for accuracy, he replied that he makes sure traffic reports meet the Planning Board guidelines for traffic impact studies. He only reviews for meeting the guidelines.

2. In response to questions about problems the mayor has noted in trying to reconcile the figures in the Wells traffic study, Dr. Mohktari replied that he finds the techniques and methodology to be correct.

3. The additional data he will need once a bridge location is secured is information about the grade, how it will tie in with existing roadways, proof of agreement with CSX and with other property owners. No additional traffic study is required.

4. Discussed lingering questions for the State Highway Administration – how right-of-way must be dedicated, approval of a light at VanBuren and Route 1, bike lane requirement on road for Route 1, if the state will assume maintenance of the bridge/CSX crossing since both the county and Riverdale Park say they will not.

5. Planning staff must have four weeks to write their report. They want our town's comments prior to writing the report. (By December 10<sup>th</sup>)

The committee voted to move into executive session for an interview with a third traffic engineer – John M. Christman of Greenhorn and O'Mara.

After ending the executive session the committee voted unanimously to ask the mayor to contact two of the three traffic engineers to request that they submit proposals with a deadline of November 27.