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February 9, 2021

Bond Shoeneck & King  
One Lincoln Center  
Syracuse, NY 13202

Attn: Mr. Brody Smith

**Re: Traffic Operations Review – Willow Ridge Country Club  
123 North Street – Town of Harrison, NY**

Dear Mr. Smith:

I have completed my review of traffic impacts associated with the potential conversion of the Willow Ridge Country Club facility from a private country club to a public municipal facility in the Town of Harrison, NY. This letter summarizes the work completed in this review as well as my conclusions.

*Project Understanding*

The existing Willow Ridge Country Club is a private country club located at 123 North Street in Harrison, NY. The country club includes an 18 hole golf course, banquet facilities, 6 tennis courts and a swimming pool. The Town of Harrison is considering taking ownership of the facility, and maintaining the existing operations as a public municipal facility. Overall access to the site to/from North Street will not change.

As part of the traffic review, I have reviewed the Draft Willow Ridge Country Club Site Visit and Assessment, dated December 22, 2020, prepared by True Club Solutions.

*Trip Generation Estimate*

The existing country club can be divided into three primary areas of operation – Golf, Banquets/Events, and Recreation (Tennis/Pool).

Golf Operations - Based on the True Club Solutions study, it is estimated that the conversion of the facility could increase the golf use of the site by up to 60 additional golfers per day.

Trips generated by the golf course were estimated using the ITE Trip Generation, 10<sup>th</sup> Edition, which is the industry accepted standard for estimating traffic generated. Land Use 430 – Golf Course was used. The following tables summarizes the trip generation estimates for the golf course.

**Trip Generation Summary – 18 Hole Golf Course**

	Weekday Total		Morning Peak		Evening Peak	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
18 Hole Golf Course	274	274	25	7	27	25



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The detailed trip generation calculations have been attached.

Based on the ITE estimate, the golf operations generate approximately 274 trips per day entering and exiting the facility, with approximately 10% entering during the morning peak hour and approximately 10% entering and exiting during the evening peak. With an approximate increase of 60 golfers per day with the conversion to a municipal facility, even with the most conservative assumption that all golfers drive separately to the facility, the increase in traffic would only be 60 cars per day, or 6 additional cars entering and exiting during the peak commuter hours.

Recreation (Tennis/Pool) Operations – Based on the Troon Proforma Models for the facility, potential users of the recreational facilities are project to increase from approximately 42 users per day to 189 users per days during peak “in season” months.

Assuming an average of 3 family members per vehicle coming to use the pool or tennis courts, a 147 person increase in daily use during peak season equates to an increase of 49 cars per day. Using a comparable distribution to the golf course use, that 10% of this traffic is generated during the peak hours, equates to an increase of 5 cars entering and exiting during peak commuter hours.

Banquet / Event Operations – Since the overall banquet facility size is not expected to change, there would be no notable change in overall banquet/event operations expected.

#### *Impacts on Adjacent Street Traffic Volumes*

Based on data taken from the NYSDOT Traffic Data Viewer website, North Street carried approximately 5,697 vehicles per day in 2019 between Harrison Avenue (NY Route 127) and Theodore Fromd Avenue. The daily traffic generated by the existing golf course and recreational (tennis/pool) operations, 595 total trips, equates to approximately 10% of the total traffic traveling on North Street. The projected increase in golf related traffic, using a worst case estimate of 120 additional trips if every golfer drives to the facility alone, would only represent a 2% increase in traffic on North Street. The projected increase in tennis/pool traffic, assuming 98 total additional trips per day, would also represent a 2% increase in traffic North Street. A total increase in traffic of 4% would not be noticeable to existing motorists or residents on the roadway.

Harrison Avenue carries approximately 14,227 vehicles per day and Theodore Fromd Avenue carries approximately 7,894 vehicles per day based on data from the NYSDOT website. The minimal increases in traffic would be even less noticeable on these higher volume roadways.



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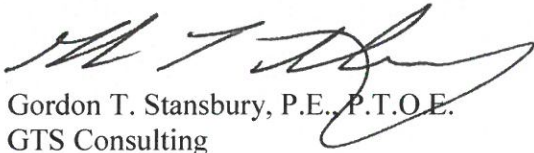
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*Conclusions*

The conversion of the Willow Ridge Country Club from a private country club to a municipal facility will have no significant impact on the overall traffic generated by the facility. The overall uses on the site will remain the same, therefore the peak times of traffic generation would also not materially change from the existing condition. Any minor increases in traffic generation, such as what is projected for the golf course or the tennis/pool facilities, would be negligible when distributed over a normal weekday. These minimal increases will not be noticeable to existing motorists in the area and do not warrant any further traffic evaluation.

If you have any questions or need additional information, please call.

Sincerely,



Gordon T. Stansbury, P.E., P.T.O.E.  
GTS Consulting

Attachments – Trip Generation Estimate

**Willow Ridge Country Club**  
**123 North Street, Town of Harrison, NY**  
**Trip Generation Estimate**

Existing Development

18 Hole Golf Course  
 6 Tennis Courts  
 1 Swimming Pool

Site currently operates as a private country club.  
 Potential conversion to a municipally owned facility

**ITE Trip Generation - 10th Edition**

Land Use 430 - Golf Course

Weekday	30.38 Trips/Hole	50% Enter	50% Exit
Morning Peak Hour	1.76 Trips/Hole	79% Enter	21% Exit
Evening Peak Hour	2.91 Trips/Hole	53% Enter	47% Exit

**Trip Generation Estimate - Golf Course**

Development	Size	Morning Peak Hour			Evening Peak Hour		
		Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
Golf Course	18 Holes	548	274	274	52	27	25