

# Orleans Land Restoration Corporation

121 North Main Street  
Albion, NY 14411

(585) 589-7060

## OLRC Board Meeting Agenda

Friday November 18, 2022 at 9:00 AM

Updated: 11/15/22

- **Roll Call** – Calling of Board members, announcement as to whether a quorum is present
- **Approval of the previous Board Meeting Minutes**
  - **October 14, 2022 Meeting Minutes-(Electronic) – Motion**
- **Financials**
  - **Accept the OLRC Monthly Financials (Finance Package) – Motion**
- **Legal**
- **Operations Report**
  - Facilities/Sites
- **Old Business**
  - **None**
- **New Business**
  -
- **Executive Session – If Required – Motion (Including invitees)**
  - **Action on any matters from executive session – Motion**
- **Motion to adjourn**



KeyBank  
 P.O. Box 93885  
 Cleveland, OH 44101-5885

**Corporate Banking Statement**  
**October 31, 2022**  
 page 1 of 3

852359047

10 X 968 00010 R EM T1  
 ORLEANS LAND RESTORATION CORPORATION  
 121 N MAIN ST FL 2  
 ALBION NY 14411-1237

Questions or comments?  
 Call 1-800-821-2829

*OLRC*

Commercial Transaction 852359047  
 ORLEANS LAND RESTORATION CORPORATION

Beginning balance 9-30-22	\$347,115.62
7 Additions	+21,170.05
10 Subtractions	-282,117.06
Net fees and charges	-22.48
<b>Ending balance 10-31-22</b>	<b>\$86,146.13</b>

**Additions**

Deposits	Date	Serial #	Source	
	10-3		Deposit Branch 0290 New York	\$5,258.33
	10-3		Deposit Branch 0290 New York	2,674.66
	10-3		Deposit Branch 0290 New York	2,176.57
	10-24		Deposit Branch 0290 New York	1,125.59
	10-31		Deposit Branch 0290 New York	5,258.33
	10-31		Deposit Branch 0290 New York	2,500.00
	10-31		Deposit Branch 0290 New York	2,176.57
<b>Total additions</b>				<b>\$21,170.05</b>

**Subtractions**

Paper Checks \* check missing from sequence

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
981	10-3	\$212.18	985	10-17	4,000.00	988	10-21	175.50
982	10-5	853.40	986	10-21	123.60	989	10-27	275,000.00
983	10-7	618.75	987	10-18	25.00	990	10-31	84.88
984	10-7	1,023.75						

Paper Checks Paid \$282,117.06

*Received on 11/1/22*  
*[Signature]*



KeyBank  
 P.O. Box 93885  
 Cleveland, OH 44101-5885

**Business Banking Statement**  
**October 31, 2022**  
 page 1 of 3

329681253194

13 T 908 00000 R EM AO  
 ORLEANS LAND RESTORATION CORP  
 GAIN - ACCOUNT  
 121 N. MAIN STREET - FLOOR 2  
 ALBION NY 14411-1237

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KeyBank Business Interest Checking 329681253194  
 ORLEANS LAND RESTORATION CORP  
 GAIN - ACCOUNT

Beginning balance 9-30-22	\$155,638.44
1 Addition	+1,752.08
Interest paid	+1.34
<b>Ending balance 10-31-22</b>	<b>\$157,391.86</b>

**Additions**

<i>Deposits</i>	<i>Date</i>	<i>Serial #</i>	<i>Source</i>	
	10-3		Deposit Branch 0290 New York	\$1,752.08
<b>Total additions</b>				<b>\$1,752.08</b>

**Interest earned**

Annual percentage yield (APY) earned	0.01%
Number of days this statement period	31
Interest paid 10-31-22	\$1.34
Interest earned this statement period	\$1.33
Interest paid year-to-date	\$12.40

*Roman 11/1/22*  
*[Signature]*

## Orleans Land Restoration Corporation

### Balance Sheet Prev Year Comparison

As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change	% Change
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
200 - Cash Account	84,394.05	127,512.45	-43,118.40	-33.8%
200.001 - OLRG Checking Acc Non Interest	157,391.86	136,352.18	21,039.68	15.4%
200.004 - OLRG GAIN Interest Bearing	241,785.91	263,864.63	-22,078.72	-8.4%
Total 200 - Cash Account	241,785.91	263,864.63	-22,078.72	-8.4%
Total Checking/Savings	241,785.91	263,864.63	-22,078.72	-8.4%
Accounts Receivable				
1200 - Accounts Receivable	-8,560.49	0.00	-8,560.49	-100.0%
Total Accounts Receivable	-8,560.49	0.00	-8,560.49	-100.0%
Other Current Assets				
Loan Principal-Current				
ARG Services of WNY Inc.	4,868.98	4,707.61	161.37	3.4%
LynOak Farms Inc.	3,293.31	3,260.56	32.75	1.0%
MJZ Restaurant Group/Zambistro	36,909.14	0.00	36,909.14	100.0%
Quorum-Takeform	4,155.73	4,017.81	137.92	3.4%
Quorum-Takeform#2	10,129.91	9,929.49	200.42	2.0%
Quorum Group LLC	150,000.00	150,000.00	0.00	0.0%
Total Loan Principal-Current	209,357.07	171,915.47	37,441.60	21.8%
Total Other Current Assets	209,357.07	171,915.47	37,441.60	21.8%
Total Current Assets	442,582.49	435,780.10	6,802.39	1.6%
Fixed Assets				
Accum Depreciation	-4,675.00	-4,675.00	0.00	0.0%
Equipment	4,675.00	4,675.00	0.00	0.0%
Holley Business Park	319,622.09	319,622.09	0.00	0.0%
Land				
OLRG 3959 Bates Road	83,966.00	83,966.00	0.00	0.0%
Land - Other	172,336.26	196,241.00	-23,904.74	-12.2%
Total Land	256,302.26	280,207.00	-23,904.74	-8.5%
Medina Business Park				
MBP Sewer System	160,116.29	182,326.00	-22,209.71	-12.2%
SS Interagency Installment	11,034.86	12,565.50	-1,530.64	-12.2%
Medina Business Park - Other	87,245.63	99,347.40	-12,101.77	-12.2%
Total Medina Business Park	258,396.78	294,238.90	-35,842.12	-12.2%
Total Fixed Assets	834,321.13	894,067.99	-59,746.86	-6.7%

**Orleans Land Restoration Corporation**  
**Balance Sheet Prev Year Comparison**  
 As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change	% Change
<b>Other Assets</b>				
Contingent Deferred Loans				
MJZ Restaurant Group/Zambistro	39,000.00	0.00	39,000.00	100.0%
Quorum-Takeform#2 5/30/19	-300,000.00	-300,000.00	0.00	0.0%
Quorum Group LLC 2/1/2019	-150,000.00	-150,000.00	0.00	0.0%
Total Contingent Deferred Loans	-411,000.00	-450,000.00	39,000.00	8.7%
Deposit for Land Option	45,000.00	45,000.00	0.00	0.0%
Due from OEDA	132,838.96	135,023.24	-2,184.28	-1.6%
Loan Receivable-Non Current				
ARG SERVICES of WNY Inc.	81,741.02	110,548.83	-28,807.81	-26.1%
LynOaken Farms Inc.	124,039.39	143,717.21	-19,677.82	-13.7%
Quorum-Takeform	31,924.24	56,511.58	-24,587.34	-43.5%
Quorum-Takeform #2	108,425.96	168,702.41	-60,276.45	-35.7%
Total Loan Receivable-Non Current	346,130.61	479,480.03	-133,349.42	-27.8%
Quorum Group LLC	300,000.00	300,000.00	0.00	0.0%
Total Other Assets	412,969.57	509,503.27	-96,533.70	-19.0%
<b>TOTAL ASSETS</b>	<b>1,689,873.19</b>	<b>1,839,351.36</b>	<b>-149,478.17</b>	<b>-8.1%</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Keppler Site - C/P	10,000.00	10,000.00	0.00	0.0%
Keppler Site Loan Payable	-5,000.00	0.00	-5,000.00	-100.0%
Keppler Site Loan Payable - Cur	-5,000.00	-5,000.00	0.00	0.0%
Mortgage Payable-Current	40,813.00	40,813.00	0.00	0.0%
Repay to OEDA/ORL/OLRC	81,685.04	81,685.04	0.00	0.0%
Total Other Current Liabilities	122,498.04	127,498.04	-5,000.00	-3.9%
Total Current Liabilities	122,498.04	127,498.04	-5,000.00	-3.9%
Long Term Liabilities				
Current Portion-Contra Account	-40,813.00	-40,813.00	0.00	0.0%
Mortgage Loan-Cardone Trust	-0.17	-813.18	813.01	100.0%
Total Long Term Liabilities	-40,813.17	-41,626.18	813.01	2.0%
Total Liabilities	81,684.87	85,871.86	-4,186.99	-4.9%

**Orleans Land Restoration Corporation**  
**Balance Sheet Prev Year Comparison**  
 As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change	% Change
<b>Equity</b>				
1110 - Retained Earnings	1,451,629.82	1,458,973.89	-7,344.07	-0.5%
1120 - Transfer to IDA	226,395.79	226,395.79	0.00	0.0%
Net Income	-69,837.29	68,109.82	-137,947.11	-202.5%
<b>Total Equity</b>	<u>1,608,188.32</u>	<u>1,753,479.50</u>	<u>-145,291.18</u>	<u>-8.3%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>1,689,873.19</u>	<u>1,839,351.36</u>	<u>-149,478.17</u>	<u>-8.1%</u>

# Orleans Land Restoration Corporation Profit & Loss Budget Performance October 2022

Ordinary Income/Expense	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
<b>Income</b>					
980.Revenues	2,500.00	0.00	2,500.00	89,697.10	89,697.10
Economic Development fees					
Total 980.Revenues	2,500.00	0.00	2,500.00	89,697.10	89,697.10
<b>Expense</b>					
OLRC Interest Income					
MJZ Restaurant Group LLC	79.07		1,123.47		
OLRC Interest Income - Other	671.35		7,714.91		
Total OLRC Interest Income	750.42		8,838.38		
4110 · Grants	0.00		365,930.60		
Total Income	3,250.42	0.00	377,268.98	89,697.10	89,697.10
<b>Expense</b>					
4191 · Special District Taxes	0.00		283.80		
6110 · Grant Expense	275,000.00		287,930.60		
6180 · Insurance					
6190 · Disability Insurance	0.00		2,136.00		
6180 · Insurance - Other	0.00		945.74		
Total 6180 · Insurance	0.00		3,081.74		
6200 · Interest Expense					
6210 · Finance Charge	0.00		289.95		
Total 6200 · Interest Expense	0.00		289.95		
6240 · Miscellaneous					
6270 · Professional Fees	175.50		2,794.42		
6280 · Legal Fees	84.88		2,741.07		
6650 · Accounting	25.00		265.00		
6655 · Consulting	4,853.40		31,194.69		
6270 · Professional Fees - Other	1,766.10		23,657.47		
Total 6270 · Professional Fees	6,729.38		57,858.23		
6770 · Supplies					
6780 · Marketing	0.00		14,879.93		
Total 6770 · Supplies	0.00		14,879.93		
Total Expense	281,904.88		367,118.67		
<b>Net Ordinary Income</b>	-278,654.46	0.00	10,150.31	89,697.10	89,697.10

**Orleans Land Restoration Corporation**  
**Profit & Loss Budget Performance**  
**October 2022**

	Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Other Income/Expense					
Other Income					
7010 - Interest Income	1.34		12.40		
7030 - Other Income	0.00		27,500.00		
Total Other Income	1.34		27,512.40		
Other Expense					
8012 - Transfer to related party	0.00		107,500.00		
Total Other Expense	0.00		107,500.00		
Net Other Income	1.34		-79,987.60		
Net Income	<u>-278,653.12</u>	<u>0.00</u>	<u>-69,837.29</u>	<u>89,697.10</u>	<u>89,697.10</u>



# Orleans Land Restoration Corporation Transaction Detail by Account October 2022

Type	Date	Name	Memo	Split	Amount	Balance
Oct 22						
Invoice	10/01/2022	ARG Services of WNY I...		-SPLIT-	2,674.66	2,674.66
Invoice	10/01/2022	ARG Services of WNY I...	Monthly Principle Payment	1200 · Accounts R...	-2,424.25	250.41
Invoice	10/01/2022	ARG Services of WNY I...	Interest due on this payment	1200 · Accounts R...	-250.41	0.00
Invoice	10/01/2022	Quorum-Takeform		-SPLIT-	2,176.57	2,176.57
Invoice	10/01/2022	Quorum-Takeform	Monthly Principle Payment	1200 · Accounts R...	-2,069.12	107.45
Invoice	10/01/2022	Quorum-Takeform	Interest due on this payment	1200 · Accounts R...	-107.45	0.00
Invoice	10/01/2022	Quorum-Takeform 2		-SPLIT-	5,258.33	5,258.33
Invoice	10/01/2022	Quorum-Takeform 2	Monthly Principle Payment	1200 · Accounts R...	-5,052.32	206.01
Invoice	10/01/2022	Quorum-Takeform 2	Interest due on this payment	1200 · Accounts R...	-206.01	0.00
Invoice	10/01/2022	LynOaken Farms Inc		-SPLIT-	1,752.08	1,752.08
Invoice	10/01/2022	LynOaken Farms Inc	Monthly Principle Payment	1200 · Accounts R...	-1,644.60	107.48
Invoice	10/01/2022	LynOaken Farms Inc	Interest due on this payment	1200 · Accounts R...	-107.48	0.00
Invoice	10/01/2022	MJZ Restaurant Group L...		-SPLIT-	1,125.59	1,125.59
Invoice	10/01/2022	MJZ Restaurant Group L...	Monthly Principle Payment	1200 · Accounts R...	-1,046.52	79.07
Invoice	10/01/2022	MJZ Restaurant Group L...	Interest due on this payment	1200 · Accounts R...	-79.07	0.00
Paym...	10/03/2022	LynOaken Farms Inc	MJZ Restaurant Group LLC Principal P...	1200 · Accounts R...	1,752.08	1,752.08
Paym...	10/03/2022	LynOaken Farms Inc	Interest due on this payment	1200 · Accounts R...	-1,752.08	0.00
Paym...	10/03/2022	Quorum-Takeform 2	OLRC GAIN Pmt for October 2022	200.004 · OLRC G...	5,258.33	5,258.33
Paym...	10/03/2022	Quorum-Takeform 2	OLRC Loan Pmt for October 2022	1200 · Accounts R...	-5,258.33	0.00
Paym...	10/03/2022	Quorum-Takeform	OLRC Loan Pmt for October 2022	200.001 · OLRC C...	2,176.57	2,176.57
Paym...	10/03/2022	Quorum-Takeform	OLRC Loan Pmt for October 2022	1200 · Accounts R...	-2,176.57	0.00
Check	10/09/2022	OED	Activity Log Hours for D Blanchard 3rd ...	6655 · Consulting	-853.40	-853.40
Check	10/09/2022	OED	Activity Log Hours for D Blanchard 3rd ...	200.001 · OLRC C...	853.40	0.00
Check	10/05/2022	BME Associates	Inv# 12173 2022 Monitoring Report Pr...	6270 · Professiona...	-618.75	-618.75
Check	10/05/2022	OEDA	Inv# 12173 2022 Monitoring Report Pr...	200.001 · OLRC C...	618.75	0.00
Check	10/05/2022	BME Associates	Inv# 12173 2022 Monitoring Report Pro...	6270 · Professiona...	-1,023.75	-1,023.75
Check	10/05/2022	OEDA	Inv# 12172 Wetlands Services Prof Fe...	200.001 · OLRC C...	1,023.75	0.00
Check	10/12/2022	Mindful Media Group	Inv# 12172 Wetlands Services Prof Fees	6655 · Consulting	-4,000.00	-4,000.00
Check	10/12/2022	OEDA	Inv# 1436 Consulting 2022	200.001 · OLRC C...	4,000.00	0.00
Check	10/12/2022	Houseman's Landscapin...	Inv# 3960 Lawn Mowing/Trimming 9...	6270 · Professiona...	-123.60	-123.60
Check	10/12/2022	OEDA	Inv# 3960 Lawn Mowing/Trimming 9/...	200.001 · OLRC C...	123.60	0.00
Check	10/12/2022	Roush C.P.A. PC	Accounting Services for September 2...	6650 · Accounting	-25.00	-25.00
Check	10/12/2022	OEDA	Accounting Services for September 20...	200.001 · OLRC C...	25.00	0.00
Check	10/19/2022	Takeform	Inv# 115006 No Mowing Signs	6240 · Miscellaneo...	-175.50	-175.50
Check	10/19/2022	OEDA	Inv# 115006 No Mowing Signs	200.001 · OLRC C...	175.50	0.00
Paym...	10/24/2022	MJZ Restaurant Group L...	OLRC Loan Pmt for November 2022	1200 · Accounts R...	1,125.59	1,125.59
Paym...	10/24/2022	MJZ Restaurant Group L...	OLRC Loan Pmt for November 2022	200.001 · OLRC C...	-1,125.59	0.00
Check	10/25/2022	Velociti	Grant 987ED991-21 Draw #1	6110 · Grant Expe...	*****	*****
Check	10/25/2022	OEDA	Grant 987ED991-21 Draw #1	200.006 · OGR Hol...	275000.00	0.00
Check	10/26/2022	Hurwitz Fine P.C.	Inv# 2036803 Legal Services through...	6280 · Legal Fees	-84.88	-84.88
Check	10/26/2022	OEDA	Inv# 2036803 Legal Services through ...	200.001 · OLRC C...	84.88	0.00
Deposit	10/31/2022		Deposit	Economic Develop...	2,500.00	2,500.00
Deposit	10/31/2022	Brunner International Inc.	Brunner Land Sale Escrow Funds	200.001 · OLRC C...	-2,500.00	0.00
Paym...	10/31/2022	Quorum-Takeform	OLRC Loan Pmt for November 2022	1200 · Accounts R...	2,176.57	2,176.57
Paym...	10/31/2022	Quorum-Takeform	OLRC Loan Pmt for November 2022	200.001 · OLRC C...	-2,176.57	0.00
Paym...	10/31/2022	Quorum-Takeform 2	OLRC Loan Pmt for November 2022	1200 · Accounts R...	5,258.33	5,258.33
Paym...	10/31/2022	Quorum-Takeform 2	OLRC Loan Pmt for November 2022	200.001 · OLRC C...	-5,258.33	0.00

1:25 PM

11/01/22

Accrual Basis

# Orleans Land Restoration Corporation

## Transaction Detail by Account

October 2022

Type	Date	Name	Memo	Split	Amount	Balance
Deposit	10/31/2022		Interest	7010 - Interest Inc...	1.34	1.34
Deposit	10/31/2022		Interest	200.004 - OLRC G...	-1.34	0.00
Oct 22					<b>0.00</b>	<b>0.00</b>

# MEMORANDUM

TO: **County of Orleans Economic Development Agency**

FROM: **LaBella Associates, PC**

DATE: **November 9, 2022**

RE: **Medina Business Park South**

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LaBella Associates (LaBella) has been retained by the County of Orleans IDA (COIDA) to prepare a Traffic Impact Study for the proposed Medina Business Park South parcel, which is located at the southwest corner of NYS Route 31A (Maple Ridge Road) and Waterworks Road in the Town of Shelby, Orleans County. The Medina Business Park is proposed to be developed on 120 acres of agricultural land and would consist of an Agricultural / Industrial development; specific project details are unknown at this time. The access to the site will be from Route 31A and from South Gravel Road (NYS Route 63). Traffic analysis has been performed to assess the traffic-related impacts of the proposed project on the existing street network. The analysis includes existing and background (no-build) traffic operations at intersections within the study area, as well as projections for future traffic operations (Build).

The project site is bounded by Maple Ridge Road (Route 31A) to the north, Waterworks Road to the east, Sanderson Road to the south, and south Gravel Road (Route 63) to the west. Access to the proposed development is proposed via two driveways, one along Maple Ridge Road (Route 31A) and the second on South Gravel Road (Route 63). The study area of this traffic analysis includes the following intersections:

- Maple Ridge Road (Route 31A) & South Gravel Road (Route 63)
- Maple Ridge Road (Route 31A) & Waterworks Road
- Maple Ridge Road (Route 31A) & New Northern Site Driveway
- South Gravel Road (Route 63) & New Western Site Driveway

### Trip Generation and Trip Distribution

Vehicle trips generated by the proposed development were estimated based on the data provided by COIDA. The proposed development would generate employee trips and truck trips. The total projected number of site-generated trips is summarized in the following table.

Analysis Hour	Trip Type	Entering Trips	Exiting Trips	Total Trips
AM (7:00 - 8:00)	Employee	150	150	300
	Truck	45	45	90
PM (3:00-4:00)	Employee	150	150	300
	Truck	45	45	90

Site-generated trips were distributed onto the adjacent street network considering existing travel patterns and likely routes to regional highways such as the NYS Thruway (I-90). Trips were assigned to the two site access points considering the layout of the proposed street network and likely routes to adjacent roadways.

Vehicular trips (attributed to employees) to and from the proposed site were distributed onto the roadway network using existing traffic characteristics. 70% of the site-generated traffic is assigned to the Site driveway on Maple Ridge Road and 30% to the Site driveway on S Gravel Road. The truck trips to and from the proposed site were distributed onto to roadway network based on the location of the access to the NYS Thruway (I-90) and likely routes to destinations. 40% of the truck trips are assigned to the Site driveway on Maple Ridge Road and 60% to the S Gravel Road Site Driveway.

### Capacity Analysis

Capacity analysis of the studied intersections was performed using traffic analysis software Synchro Version 10, which uses methodologies of the Transportation Research Board's 2016 *Highway Capacity Manual*. Existing, Background (no-build), and Full Development traffic operation (Build) were analyzed. Results of the capacity analysis are reported using Level of Service (LOS), which is a letter ranging from "A" to "F" that corresponds to the average delay per vehicle projected to complete a turning movement at an intersection. LOS "A" indicates nearly free-flow operation with minimal delay, while LOS "F" indicates significant congestion and delay. Typically, a LOS between "A" and "D" for an overall intersection or individual approach is considered acceptable.

The proposed development is expected by the year 2026. In order to account for unforeseen future projects that may occur, a growth rate of 2% per year was applied to the existing traffic volumes to calculate background traffic volumes in the year 2026 (Figure 1).

### Capacity Analysis Results and Recommendations

The following presented as a summary of the traffic analysis for the proposed Medina Business Park an Industrial development:

- The existing street network has the capacity to accommodate traffic generated from the proposed projects. Individual approaches of the Intersections within the study area are projected to operate at Level of Service "D" or better during all analysis hours under Existing 2018, Background 2026, Build 2026 conditions, which is considered acceptable traffic operation. Improvements to the street network are not warranted as a result of the additional site-generated traffic.
- The proposed unsignalized Site driveways are projected to operate at Level-of Service "C" or better during the Build 2026 conditions.

### Traffic Signal Warrant Check

A traffic signal warrant analysis was performed to check if the proposed site driveways on Maple Ridge and on S Gravel Road would generate the required traffic volumes to satisfy traffic signal warrants contained in the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition, Section 4C. The 8-hour and the 4-hour traffic volumes for Maple Ridge Road and S Gravel Road were obtained from the New York State Department of Transportation Traffic Data Viewer for the years 2017 & 2018. The peak hour warrants analysis is based on the future traffic conditions (Build condition).

The minimum criteria that must be met for a new signal to be installed are contained in the MUTCD. As stated in the MUTCD, the satisfaction of a traffic signal warrant or warrants shall not in itself require the

installation of a traffic control signal. The MUTCD also notes that consideration should be given to providing alternatives to signals even if one or more warrants have been satisfied, including installing measures designed to reduce speeds on the approaches.

The MUTCD contains nine warrants, three of which are applicable to these intersections:

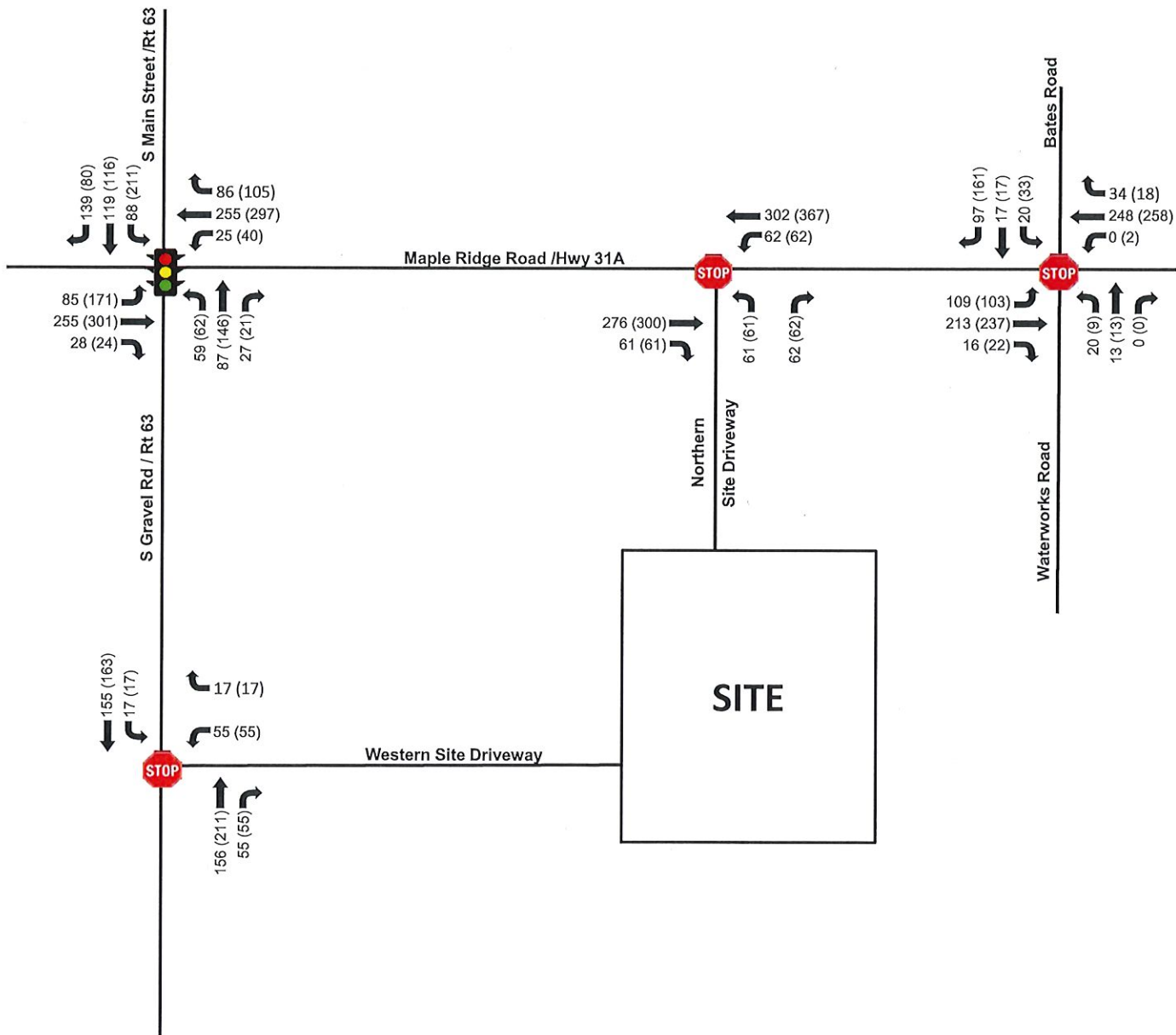
- A. Warrant 1 – Minimum Vehicular Volume: This warrant is satisfied if for any eight hours of an average day the traffic volumes are met for the main roadway and the higher volume side street approach.
- B. Warrant 2 – Four-hour Vehicular Volume: This warrant is satisfied if for any four hours of an average day the traffic volumes are met for the main roadway and the higher volume side street approach.
- C. Warrant 3- Peak Hour Vehicular Volume: This warrant is satisfied if for an hour during the highway peak hour on an average day, the minor street suffers undue delay entering the major street.

**Warrant 1** is met if the major street traffic volume is 300 vehicles per hour for any eight hours in a day and the proposed Site driveway should generate a minimum of 200 vehicles per hour for the same eight hours in a day. **Warrant 2 is met** if the major street traffic volume is 300 vehicles per hour for any four hours in a day; the proposed Site driveway requires a minimum of 200 vehicles per hour for the same four hours. **Warrant 3** is met if the proposed driveway suffers undue delay and if the major street has approximately 430 vehicles per hour; the site proposed driveway should generate 250 vehicles per hour.

**At the intersection of Maple Ridge Road at the Proposed Site Driveway-** Based on the Build traffic volumes (Figure 1), the peak hour traffic volume of Maple Ridge Road is approximately 700 vehicles. In order to meet the peak hour warrant, the proposed site driveway should generate more than **150 vehicles**. However, the proposed project is projected to generate only 123 vehicles during peak hours. Thus, the traffic signal warrant would not be met for the intersection of Maple Ridge Road and the proposed site driveway.

**At the intersection of S Gravel Road at the Proposed Site Driveway-** Based on the Build traffic volumes, S Gravel Road generates approximately 446 vehicles during the PM Peak. To meet the PM peak hour warrant, the proposed site driveway should generate at least **250 vehicles** during PM peak hours. As seen in Figure 1, the proposed Site driveway is projected to generate only 72 vehicles per hour and thus, the traffic signal warrant would not be met for the intersection of S Gravel Road and the Proposed site driveway.

Based on the above signal warrant analysis, in order for a traffic signal to be warranted at the proposed Site Driveways, the proposed driveway should generate a minimum of 250 vehicles per hour.



PEAK HOUR TRAFFIC VOLUMES

KEY: XX (XX) = AM (PM)

	<b>2026 BUILD AM &amp; PM PEAK HOUR TRAFFIC VOLUMES</b>		<b>MEDINA BUSINESS PARK- SOUTH</b> MAPLE RIDGE ROAD, MEDINA, NY
	FIGURE : 1	SCALE: NTS	