



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

February 24, 2021

Town of Walkkill ZBA
99 Tower Drive
Middletown NY 10941
ATTN: Roger de Roziere, Chairman

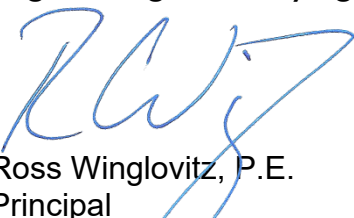
**RE: W.O. # 1148.10
DUNKIN DONUTS
711 ROUTE 211 E
PARKING VARIANCE REQUEST**

Dear Roger and Board Members:

In addition to the reconfigured drive thru entrance that was provided on the revised plan, at the last meeting the board ask us to formalize the results of the parking study that we had performed. As I noted at the meeting, on December 22, 2020 a parking survey was performed at the referenced property from the hours of 7am to 10am (copy attached). This day and these times are historically some of the busiest for this Dunkin Donuts location due to normal commuter traffic and holiday shopping both occurring at the same time. As you can see on the attached survey, during this time, the peak parking use was 14 vehicles. As inside seating is not currently permitted at this location it would be appropriate to consider the number of seats that may normally be occupied. In total there are 22 seats that are traditionally available for inside dining. While the code does not have a reference for parking spaces per seat an average of 1 parking space per 2 seats would be appropriate. This parking demand would result in a total of 11 additional spaces bringing the total parking demand to 25.

Based on this study it is our opinion that the 37 spaces being provided is more than adequate to service the site. If you have any questions and/or comments please don't hesitate to contact this me.

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal

cc: Mario Sardinha
John Furst, Esq.

PARKING STUDY

| | | | | |
|--------------------------|-------------------------|---------|-------------------|----------------|
| WO. NO. 1148.1 | DATE 12/22/20 | REVISED | SHEET 1 | OF 1 |
|--------------------------|-------------------------|---------|-------------------|----------------|

| | |
|---|-------------------------------------|
| PROJECT TITLE ROUTE 211 DUNKIN DONUTS | LOCATION Town of Wallkill |
|---|-------------------------------------|

| | | |
|-----------------------------|-------------|---|
| CALCULATED BY MDP | APPROVED BY | REF DRAWING(S) ARCHITECTURAL DWGS |
|-----------------------------|-------------|---|

| Time of Day | Cars in Parking lot |
|-----------------|---------------------|
| 7:00 AM | 7 |
| 7:05 AM | 7 |
| 7:10 AM | 5 |
| 7:15 AM | 6 |
| 7:20 AM | 6 |
| 7:25 AM | 7 |
| 7:30 AM | 8 |
| 7:35 AM | 6 |
| 7:40 AM | 8 |
| 7:45 AM | 12 |
| 7:50 AM | 7 |
| 7:55 AM | 5 |
| 8:00 AM | 9 |
| 8:05 AM | 8 |
| 8:10 AM | 8 |
| 8:15 AM | 7 |
| 8:20 AM | 8 |
| 8:25 AM | 12 |
| 8:30 AM | 14 |
| 8:35 AM | 10 |
| 8:40 AM | 9 |
| 8:45 AM | 9 |
| 8:50 AM | 11 |
| 8:55 AM | 5 |
| 9:00 AM | 6 |
| 9:05 AM | 9 |
| 9:10 AM | 12 |
| 9:15 AM | 13 |
| 9:20 AM | 9 |
| 9:25 AM | 8 |
| 9:30 AM | 8 |
| 9:35 AM | 8 |
| 9:40 AM | 6 |
| 9:45 AM | 9 |
| 9:50 AM | 11 |
| 9:55 AM | 8 |
| 10:00 AM | 8 |

| Time | Cars |
|----------|------|
| 7:00 AM | 7 |
| 7:05 AM | 7 |
| 7:10 AM | 5 |
| 7:15 AM | 6 |
| 7:20 AM | 6 |
| 7:25 AM | 7 |
| 7:30 AM | 8 |
| 7:35 AM | 6 |
| 7:40 AM | 8 |
| 7:45 AM | 12 |
| 7:50 AM | 7 |
| 7:55 AM | 5 |
| 8:00 AM | 9 |
| 8:05 AM | 8 |
| 8:10 AM | 8 |
| 8:15 AM | 7 |
| 8:20 AM | 8 |
| 8:25 AM | 12 |
| 8:30 AM | 14 |
| 8:35 AM | 10 |
| 8:40 AM | 9 |
| 8:45 AM | 9 |
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| 9:55 AM | 8 |
| 10:00 AM | 8 |

