

# Parking Study Report - UPDATED

## Appeal #20313

For Five Coffee

292 Plandome Road  
Manhasset, New York

### PREPARED FOR

Board of Zoning Appeals  
Town of North Hempstead  
210 Plandome Road  
Manhasset, NY 11030

### PREPARED BY



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**February 23, 2017**



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## Introduction

For Five Coffee is seeking approvals from the Town of North Hempstead for interior alterations to convert a former clothing store into a coffee shop at 292 Plandome Road in Manhasset. Among the required approvals is a parking variance from the Board of Zoning Appeals. In order to address this, VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) was retained to prepare a parking analysis. This report presents our analysis and findings.

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## Existing Conditions

The subject property is located on the southeast corner of Plandome Road and Park Avenue in Manhasset, in a Business B zoning district. The Nassau County Land and Tax Map designation for the property is Section 3, Block 79, Lot 224.

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## Parking Required

Based on the proposed site plan and the Notice of Disapproval issued by the Town, the coffee shop will require 26 parking spaces, based on the Town Building Department's interpretation of the zoning code, but there are no spaces on the site. Therefore, a parking variance is required.

It must be recognized that the actual parking demand for this coffee shop will be much less than the parking required by the zoning code, because of this type of business and its location in the downtown shopping area, directly opposite the LIRR station.

With respect to nearby parking availability, the busiest time occurs at midday. However, at that time, many (if not most) of the customers will be walk-ins and would already have parked for other reasons in the downtown area. In addition, this type of coffee shop does not usually reach maximum capacity at midday. Therefore, the midday parking demand for the restaurant is expected to be a small fraction of the theoretical 26 spaces required by the zoning calculations, which are a gross overstatement of the expected parking needs: Although theoretically the parking needs to be calculated based on 49 possible occupants, the site plan indicates that only 22 seats are proposed.

Unlike some retail stores which are destination locations, most of the customers for the coffee shop will be drawn from general pedestrian traffic in the downtown area, (i.e., shoppers going to other stores along Plandome Road, who have already parked), local business workers, Town Hall employees, and LIRR commuters, especially in the morning. In the evening, the overall downtown parking demand is much lower since many of the commercial businesses are closed, and at that time the LIRR parking lot becomes available.



Many downtowns on Long Island developed with buildings which did not have their own on-site parking. In response, municipalities and their parking districts developed off-street parking lots to serve the employees and shoppers. This is the case in downtown Manhasset. Collectively, these parking areas serve the needs of local businesses.

In order to further evaluate the parking situation, VHB conducted a parking utilization survey to determine if the nearby on-street parking spaces will be adequate to serve the actual parking needs of the proposed coffee shop.

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## Parking Availability

The parking utilization survey was conducted on **Friday, February 3, 2017 between 11:30 a.m. – 5:30 p.m.** During those times, the number of vacant on-street parking spaces were counted. The results, presented in the following table, indicate that there will be a sufficient number of vacant spaces to accommodate the practical needs of the proposed coffee shop.

**VACANT PARKING SPACES**

Time	Vacant On-Street Spaces
11:30 a.m.	11
12:00 p.m.	12
12:30 p.m.	7
1:00 p.m.	11
1:30 p.m.	18
2:00 p.m.	20
2:30 p.m.	18
3:00 p.m.	22
3:30 p.m.	25
4:00 p.m.	26
4:30 p.m.	23
5:00 p.m.	18
5:30 p.m.	19

Study limits:

Plandome Road (both sides) between Park Avenue and Andrew Street

Park Avenue (both sides) between Plandome Road and Nassau Avenue.

As shown above, **there were generally 10-20 vacant spaces at all times**, which will be adequate for the proposed use at this location.



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## Conclusions

In conclusion, based upon the results of the parking evaluation, it is my professional opinion that the available on-street parking will be adequate to accommodate the practical parking needs of the proposed coffee shop, and I recommend that this application be approved by the Town of North Hempstead.

A handwritten signature in black ink, appearing to read "Robert M. Eschbacher".

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Robert M. Eschbacher, PE



**UPDATE TO REPORT**  
**February 23, 2017**

Subsequent to the initial submission of this Parking Study Report on February 6, 2017, the BZA staff requested that supplemental parking observations be undertaken during the breakfast/morning period.

In response to that request, VHB conducted the additional observations on **Wednesday, February 22, 2017**, and the results are summarized below:

**VACANT PARKING SPACES**

<b>Time</b>	<b>Vacant On-Street Spaces</b>
7:30 a.m.	40
8:00 a.m.	35
8:30 a.m.	29
9:00 a.m.	27
9:30 a.m.	21
10:00 a.m.	16
10:30 a.m.	18

Even though the data demonstrate the availability of on-street spaces during the breakfast period, the actual **demand for parking will be minimal because the customers will be mainly walk-ins from LIRR commuters, local business workers and Town Hall employees.**