

May 10, 2019

Mr. John Gunn, Chairman  
Beacon Planning Board  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, NY 12508

RE: Continued Site Plan and Traffic Review for **23-28 Creek Drive LLC**, 23-28 Creek Drive, City of Beacon, NY; CM Project #119-056

Dear Mr. Gunn:

Creighton Manning (CM) is in receipt of Maser Consulting's April 30, 2019 letter in response to comments issued by CM on April 4, 2019.

After reviewing these documents, we offer the following comments:

1. CM has no further comment in regard to Site Plan items 1 and 3.
2. In regard to Site Plan item 2, CM is in agreement with Maser's signage recommendations. Regarding the gate or bollards system on Creek Drive at Churchill Street, CM suggests that the city's fire department and first responders be consulted as part of the site plan approval process to inform the acceptability of these options and which is preferred.
3. CM has no further comment in regard to Traffic Impact Letter Report items 1-4 and 6.
4. In regard to Traffic Impact Letter Report item 5, we look forward to discussing internal traffic calming with the applicant and its traffic consultant as part of the site plan review process.
5. In regard to item 7, the applicant has demonstrated that the intersection of Main Street and Tioranda Avenue will operate at acceptable levels of service without all-way stop control in the build year (2022). Therefore, CM does not believe that further analysis of the all-way stop control is required at this time. However, this project has the potential to increase the number of pedestrians who wish to cross both Tioranda Avenue and Main Street. A cursory review of the existing crosswalks at this intersection reveals that the pavement markings are either incomplete or in poor condition. This should be addressed as part of this application. In addition, the need for pedestrian crossing signs, specifically in advance of the crosswalk spanning Main Street, should be evaluated and recommendations should be made in accordance with the NYSDOT's TSMI 17-07. Regarding the right-turn restriction, CM recommends that the existing No Right Turn sign on Churchill Street be moved closer to the intersection as part of this application. Additionally, CM recommends that an additional No Right Turn sign be mounted on its own post on the opposite side of Main Street. The bottom on the sign should be at least seven feet above the sidewalk grade. The

following image taken from Google Maps presents the recommendation conceptually.



6. In regard to item 8, CM recommends that a “Stop” sign be considered for installation in place of the existing “Yield” sign on Churchill Street as part of this application. In the process, the sign should be moved closer to Main Street. MUTCD guidelines should be followed.

If you have any questions about the above comments, please don’t hesitate to contact our office at (914) 800-9201.

Respectfully,  
*Creighton Manning Engineering, LLP*

Handwritten signature of Frank A. Filiciotto in blue ink.

Frank A. Filiciotto, PE