

FERRY LANDING AT BEACON, LTD.

DEVELOPERS - DESIGNERS - BUILDERS

Post Office Box 294

Beacon, NY 12508

845-464-0460

VIA HAND DELIVERY

July 29, 2019

Beacon City Planning Board

1 Municipal Center

Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Five (5) folded paper copies of Sight Distance Plan (Page 1 of 1)
- One (1) electronic copy of the above items on USB flash drive

The above listed items are submitted in accordance with the discussions held on July 9, 2019 with the Planning Board, and in contemplation of final Site Plan approval at the August 13, 2019 Planning Board meeting.

In particular, the Sight Distance Plan (Page 1 of 1) in this submission is provided to further the discussions held with the City of Beacon's consultant Creighton Manning Engineering, LLP at a meeting on July 18, 2019.

With respect to the comments received from the City of Beacon's consultants, please find the following responses:

Creighton Manning Engineering, LLP missive dated April 8, 2019:

1. The SLSD left of 335' is based on a design speed limit of 30 mph. The posted speed limit for vehicles approaching from the left is 25 mph. The 30 mph design speed limit was only used for simplicity and to provide a margin of safety. Based on a design speed limited of 25 mph only 280' of SLSD left is required. The projected SLSD left of 303' is a conservative calculation based on an assumed minimum angle of repose for proposed grading. The actual provided SLSD may be greater than 303'.

Additionally, as the vertex is moved toward the through road edge of pavement the sight distance lengths increase significantly. It should also be noted that in accordance with Section 192-2.B of the code the SSD requirements well exceed the minimums.

2. A receiving curb ramp on the north side of Ferry Street will be provided for the new cross walk spanning Ferry Street in accordance with the New York State Department of Transportation's Standard Sheets, specifically Sheet 1, Note 3.
3. A Sight Distance Plan (Page 1 of 1) with a dimensioned sight distance exhibit based on AASHTO guidelines for the Beekman Street – Ferry Street intersection looking south (to the left) is provided in this submission. Additionally, as was previously stated the existing sight line obstructions require vehicles exiting Ferry Street to move toward the through road edge of pavement to improve sight distance. It should also be noted that in accordance with Chapter 223 Article IVE the project well exceeds all setback requirements and in accordance with Section 192-11.B and Section 195-25.E of the code the project well exceeds the 25' x 25' intersection sight triangle requirements.

Lanc & Tully Engineering and Surveying, P.C. missive dated July 2, 2019:

No comments Provided.

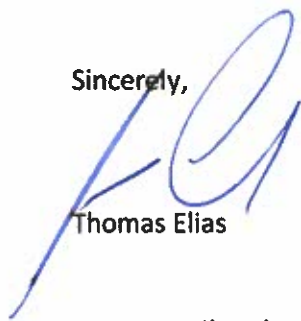
John Clark Planning and Design missive dated July 5, 2019:

1. Renderings of the requested alternate design dated June 26, 2019 and submitted to the City Planning Board, which extending the brick up to the third-floor railing elevation were discussed and decided on by the Planning Board during the July 9, 2019 Planning Board meeting. Scaled Elevation drawings dated June 24, 2019, of all four sides of the building for this requested alternate design have been previously submitted to the City Planning Board concurrently with the renderings for this alternate design.
2. A letter dated July 23, 2019 (page 1 of 1) annexed to this correspondence will serve as a general note for all previously submitted renderings, elevations, and site plans indicating that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the roof top level.
3. A LWRP Consistency Determination and a SEQRA Negative Declaration have already been provided at the June 11, 2019 Planning Board Meeting.

We look forward to appearing before the Planning Board at the regularly scheduled meeting on August 13, 2019 to conclude the application process and in contemplation of final Site Plan approval. Should the Planning Board have any questions or comments relative to this application, please feel free to contact me.

Page 3 of 3 dated July 29, 2019

Sincerely,

A handwritten signature in blue ink, appearing to be 'TE', is written over the word 'Sincerely,'.

Thomas Elias

cc: Neil J. Alexander, Cuddy & Feder LLP