

August 11, 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 "Ferry Landing," City of Beacon, NY;
CM Project #117-083.4

Dear Mr. Gunn:

Creighton Manning Engineering (CM) has reviewed the July 29, 2019 letter and Sight Distance Plan (Drawing 1 of 1) prepared by Ferry Landing at Beacon, LTD. The letter contains responses to our April 8, 2019 review of this application. CM also met with the applicant and the City's Building Inspector on July 18, 2019 to review and clarify the prior comments. The following comments are offered based on our continued review:

1. The Sight Distance Plan indicates that the required sight line for intersection sight distance (ISD) from Ferry Street looking left (south) will be obstructed by the building and landscaping areas. Since this is a common occurrence in urban areas where design guidelines encourage a close connection between the building and public sidewalk, providing ISD equal to the stopping sight distance (SSD) is often considered the minimum requirement. For this scenario, the required SSD is 200 feet. Based on CM's analysis, the sight line for 200 feet of ISD will pass through the landscaping areas in front of units 1-3. (Similarly, the sight line for 200 feet of ISD looking right (north) from the proposed driveway on Beekman Street will pass through the landscaping areas in front of units 5-6.) Therefore, CM recommends that all proposed plantings/landscaping in front of the building be limited to grass and/or low groundcover to prevent sight line obstructions.
2. Given the proposed sight distance conditions, CM recommends that the City of Beacon perform a sight distance evaluation in the field during construction stakeout of the building to confirm that the minimum sight distance can be achieved. The applicant should be responsible for mitigating any sight distance obstructions prior to laying the foundation of the building.
3. The City of Beacon should consider installing an additional 25-mph speed limit sign on northbound Beekman Street near its intersection with Red Flynn Drive/Long Dock Road to remind road users of the posted speed limit as they approach the subject site and Ferry Street.

Mr. John Gunn
August 11, 2019
Page 2 of 2

If you have any questions about the above comments, please do not hesitate to contact our office.

Respectfully,
Creighton Manning Engineering, LLP



Frank A. Filiciotto, PE

N:\Projects\2017\117-083 Beacon Reviews\Ferry Landing -083.4\Ferry Landing Review3.docx