



November 8, 2019

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

RE: Site Plan and Traffic Review for **Beacon Views Townhomes**, Conklin Street, City of Beacon, NY;
CM Project #119-056(4)

Dear Mr. Gunn:

Creighton Manning (CM) has performed a review of the documents listed below in connection with the proposed residential development, which consists of 42 residential townhomes.

- Traffic Impact Study prepared by Maser Consulting, PA, dated August 16, 2019
- Layout and Landscape Plan prepared by Insite Engineering, Surveying and Landscape Architecture, PC, dated August 27, 2019.
- Concept Plan Conservation Subdivision prepared by Insite Engineering, Surveying and Landscape Architecture, PC, dated October 29, 2019 (referred to herein as the “revised plan”)

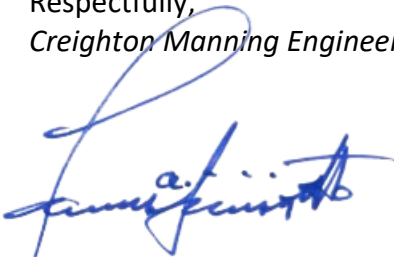
Based on discussions had during a meeting with the applicant and its consultants on October 22, 2019, CM understands that the site layout is changing. Access will be provided via the proposed extension of Townsend Street rather than via Hastings Drive, a private road. An emergency access to/from Hastings Drive is contemplated. We offer the following comments now and anticipate additional comments in the future once the site layout is solidified and revised civil engineering plans are submitted.

1. CM concurs with Maser’s trip generation forecast, which assumes 25 trips during the weekday morning peak hour and 30 trips during the weekday evening peak hour.
2. The access change will transpose site-generated traffic from the intersection of Fishkill Avenue and Delavan Avenue to the intersection of Fishkill Avenue and Townsend Street. While the level of peak-hour traffic generated by the project is not expected to have a significant impact on the roadway network, CM recommends that the Maser TIS be amended to include an analysis of the Fishkill Avenue-Townsend Street intersection.
3. CM recommends that signage be placed in advanced of the proposed emergency access gate to alert drivers that the road does not continue. The signage should be placed prior to (east of) the last driveway before the gate so unfamiliar drivers can utilize the driveway and parking area to turn around. The emergency gate should have reflectors.
4. The revised plan shows two crosswalks spanning the extended public right-of-way connecting the site with Townsend Street. One of the crosswalks leads to an area where no sidewalk is proposed. CM recommends that sidewalk be proposed on both sides of the roadway and that a sidewalk connection be provided to the proposed walkway to Conklin Street. The crosswalks should include the appropriate pedestrian warning signs as per the MUTCD.

5. The plans should demonstrate that adequate sight distance is provided at each of the driveways along the extended public right-of-way.
6. The plans for this project should include the proposed connection to the Townsend Street cul-de-sac. The plans should depict the appropriate traffic control devices (i.e., signs and/or markings) within and in advance of the cul-de-sac area to guide drivers.
7. A recent site visit performed by CM revealed that there is no Stop sign on the Townsend Street approach to Fishkill Avenue. The City of Beacon should determine if the sign is missing and, if so, take the appropriate action to replace it.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9202.

Respectfully,
Creighton Manning Engineering, LLP



Frank A. Filiciotto, PE