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April 27, 2020

VIA EMAIL

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

Re: Beacon Views Townhomes
City of Beacon, New York
MC Project No. 19002075A

Dear Chairman Gunn and Members of the Planning Board:

The following items are in response to the Creighton Manning Engineering (CM) letter to you dated November 8, 2019. The items are numbered according to their review comments.

1. CM concurs with Maser's trip generation forecast, which assumes 25 trips during the weekday morning hour and 30 trips during the weekday evening peak hour.

Response: Comment noted. No further response necessary.

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.

Response: As requested, the latest revised Traffic Impact Study dated March 26, 2020 includes an analysis of the Fishkill Avenue/Townsend Street intersection.



3. CM recommends that signage be placed in advance 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.

Response: *The site plan will include the appropriate signing as part of the final design and the placement of such will be coordinated with CM and the City of Beacon. The gate will include reflectors and the appropriate advance signage for the emergency access area.*

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.

Response: *Sidewalk connections will be reflected on the final site plans and will include crosswalks and appropriate pedestrian warning signs consistent with 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.

Response: *The site plans have been updated to indicate the sight distances for entering and exiting vehicles 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.

Response: *The site plans for the Townsend Street alternate show the connection to the Townsend Street cul-de-sac which is proposed as part of that development.*



The signage and pavement markings at that connection have been included on the plans. Additional advanced signage will be included on the final site plans to guide drivers to and from the development. This will be coordinated with CM and the City of Beacon.

7. A recent site visit performed by CM revealed that there is no Stop sign on Townsend Street approach to Fishkill Avenue. The City of Beacon should determine if the sign is miss and, if so, take the appropriate action to replace it.

Response: As noted in the revised Traffic Impact Study, there is no stop sign and this will be installed if required by the City of Beacon.

If you have any questions regarding the above, please do not hesitate to contact us.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Philip J. Greal', written over a circular stamp or seal.

Philip J. Greal, Ph.D., P.E.
Principal/Department Manager

PJG/ces