



May 8, 2020

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

RE: Site Plan and Traffic Review #2 for **Beacon Views Townhomes**, Conklin Street, City of Beacon, NY; CM Project #119-056(4)

Dear Chairman Gunn:

Creighton Manning (CM) is in receipt of the documents listed below in response to our November 8, 2019, letter regarding the Beacon Views Townhomes, now consisting of 40 residential townhomes.

- Comment response letter prepared by Maser Consulting, PA, dated April 27, 2020
- Traffic Impact Study prepared by Maser Consulting, PA, revised March 26, 2020
- Layout and Landscape Plan prepared by Insite Engineering, Surveying and Landscape Architecture, PC, revised April 28, 2020

CM is satisfied with Maser's responses to comments 1, 2, 3, 4, and 7. We note that comments 3 and 4 will be fulfilled as part of the final site plan.

With regard to comment 5, at least 200 feet of intersection sight distance is shown to be provided at each of the driveways along the proposed access roadway except for one sight line that measures 160 feet. CM recommends that the applicant investigate measures to increase the sight line so that a minimum of 200 feet is provided.

With regard to comment 6, CM acknowledges that the Cover Sheet, CS-1, depicts the proposed roadway extension accessing the proposed cul-de-sac for 25 Townsend Street. CM recommends that the applicant address the potential need for and provide greater detail of the appropriate traffic control within and in advance of the cul-de-sac area to guide drivers. Possible traffic control measures that could benefit the operation and safety of the cul-de-sac include, but are not limited to:

- Painted or textured central island inside of cul-de-sac, or other markings, to promote traffic calming
- Stop control on the Beacon Views access roadway approach
- Advance signage alerting drivers that the roadway does not provide connectivity to other roadway networks
- Curbside parking restrictions within the cul-de-sac

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

Respectfully,
Creighton Manning Engineering, LLP

A handwritten signature in blue ink, appearing to read "Frank A. Filiciotto".

Frank A. Filiciotto, PE

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