

October 26, 2017

Mr. James Sheers
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Traffic Review for "River Ridge Residential Development," City of Beacon, NY;
CM Project #117-083.3

Dear Mr. Sheers:

We are in receipt of the Traffic Impact Study from Maser Consulting dated August 2, 2017, for River Ridge Residential Development. After reviewing these materials, we offer the following comments:

1. A background growth factor of 2% was used; however, our review of historical traffic volumes on Route 9D (2005 to 2012) revealed traffic growth of 3.46% per year; however, we find this to be inconsequential given the inclusion of the other nearby developments in the background traffic volumes.
2. We concur with the trip generation estimate based on ITE sources, noting that no credit was taken for pedestrian trips for the train station. We expect that those River Ridge residents commuting by train will find it more convenient to walk to the station than drive and park.
3. There is no reference of sight distance for the proposed driveway in the analysis. This should be included either in responses to these comments or on the site plans.
4. Similar to West End Lofts, a crosswalk across Wolcott Avenue (NYS Rt 9D) should be considered, as well as public accessibility for pedestrians to cross through the River Ridge property to use the connection to Beekman Street.
5. It is noted that the Route 9D/Beekman Street/W. Church Street intersection analysis for No Build and Build conditions include the signal timing changes proposed for the Edgewater and West End Lofts developments. Since River Ridge project adds a maximum of 9 additional trips to this intersection during peak hour, the LOS for this intersection does not change significantly.
6. Overall, the project will add very few trips to the existing transportation network and will have little or no significant traffic impacts.

If you have any questions about the above comments, please don't hesitate to contact our office.

Respectfully,
Creighton Manning Engineering, LLP



Kenneth Wersted, PE, PTOE
Associate

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