

July 3, 2018

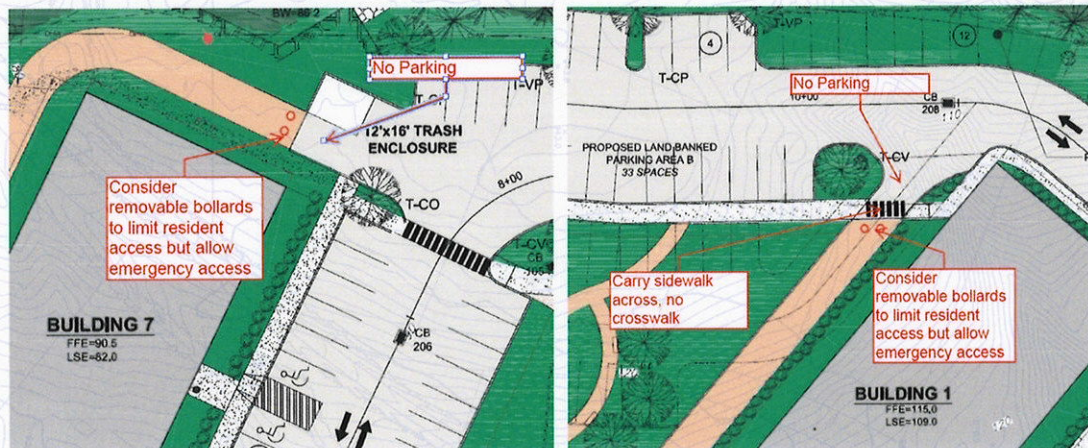
Mr. John Gunn, Chairman  
Beacon Planning Board  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, NY 12508

RE: Site Plan and Traffic Review for "Edgewater," City of Beacon, NY;  
CM Project #117-083.1

Dear Mr. Gunn:

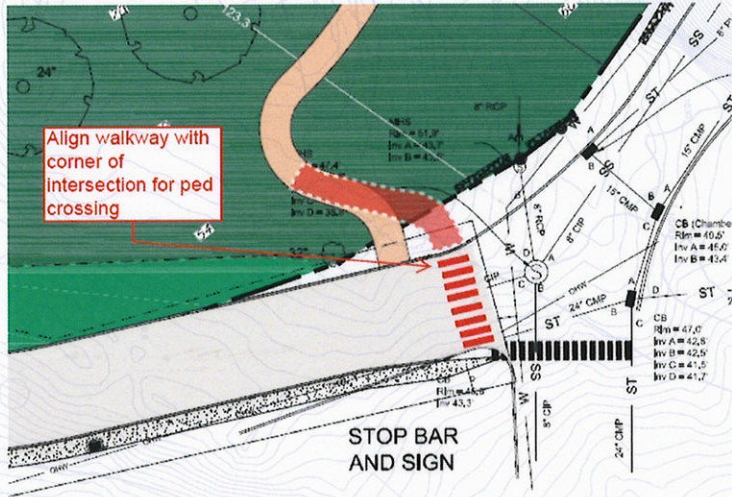
We are in receipt of the following for the June 12, 2018 submission letter from Cuddy+Feder, the June 5, 2018 letter from Maser Consulting, and the June 11, 2018 Site Plan for the subject project. After reviewing these materials against our previous comments, we offer the following:

1. We concur with the traffic assessment and the findings that the revised project will generate fewer trips than originally studied and support reaffirming a negative declaration.
2. With regards to the revised site plan, the walkways on the backside of the buildings should restrict resident access with removable bollards that will still allow emergency or maintenance access. The walkway at Bank Street/Branch Street should align to provide a pedestrian crossing from one corner to the other. See site plan excerpts below.





Page 2 of 2



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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