

## Richard D'Andrea

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**From:** Jane Samuelson <Jane@ep-pc.com>  
**Sent:** Wednesday, May 07, 2025 10:41 AM  
**To:** Ross Winglovitz; Zach Szabo; Jerrymarlen Jacobowitz; Marcia; Richard D'Andrea  
**Subject:** Fw: Montgomery Sheffield\_SEQR22-218

This Message originated outside your organization.

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Rich,  
I just received this Email regarding Sheffield Gardens.  
Please give me a call when you have a minute to discuss  
Thanks, Jane

Jane Samuelson  
jane@ep-pc.com

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**From:** Shawn Arnott <sarnott@mhepc.com>  
**Sent:** Wednesday, May 7, 2025 09:27  
**To:** Jane Samuelson <Jane@ep-pc.com>; Reuben Buck <Reuben@ep-pc.com>  
**Cc:** Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Jamison Zajac <jzajac@mhepc.com>  
**Subject:** FW: Montgomery Sheffield\_SEQR22-218

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As discussed



33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

**Shawn E. Arnott, P.E.**  
Associate

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**From:** Alam, Zakia R (DOT) <Zakia.Alam@dot.ny.gov>  
**Sent:** Tuesday, May 6, 2025 12:56 PM  
**To:** Shawn Arnott <sarnott@mhepc.com>; Brenner, Jason (DOT) <Jason.Brenner@dot.ny.gov>  
**Cc:** Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Jamison Zajac <jzajac@mhepc.com>; Zimmer, Lee (DOT) <Lee.Zimmer@dot.ny.gov>  
**Subject:** Montgomery Sheffield\_SEQR22-218

Good afternoon,

I hope this message finds you well. I wanted to follow up and ask if the Town has had a chance to contact the applicant regarding the relocation of the Sheffield gardens main site driveway to across the Baily Road?

We have just received the signal warrant analysis for the proposed driveway and the warrants are met. If the driveway is relocated across the Baily Road, we may need to analyze warrant #6 to see if coordinated signal will be required. Please let us know if there is any update on requesting the applicant an FEIS response.

Regards,

**Zakia R. Alam**

Assistant Engineer,  
Traffic & Safety Group

**New York State Department of Transportation (Region 8)**

4 Burnett Boulevard, Poughkeepsie, NY 12603  
(845) 437 5157 | [zakia.alam@dot.ny.gov](mailto:zakia.alam@dot.ny.gov)

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**From:** Shawn Arnott <[sarnott@mhepc.com](mailto:sarnott@mhepc.com)>

**Sent:** Thursday, April 10, 2025 9:22 AM

**To:** Brenner, Jason (DOT) <[Jason.Brenner@dot.ny.gov](mailto:Jason.Brenner@dot.ny.gov)>

**Cc:** Jay and Patti Beaumont <[jaybeaumont49@gmail.com](mailto:jaybeaumont49@gmail.com)>; Jamison Zajac <[zajac@mhepc.com](mailto:zajac@mhepc.com)>; Alam, Zakia R (DOT) <[Zakia.Alam@dot.ny.gov](mailto:Zakia.Alam@dot.ny.gov)>

**Subject:** RE: Montgomery Sheffield

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Hi Jason,

See below in Red.

Shawn



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**Shawn E. Arnott, P.E.**

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**From:** Brenner, Jason (DOT) <[Jason.Brenner@dot.ny.gov](mailto:Jason.Brenner@dot.ny.gov)>

**Sent:** Wednesday, April 9, 2025 3:02 PM

**To:** Shawn Arnott <[sarnott@mhepc.com](mailto:sarnott@mhepc.com)>

**Cc:** Jay and Patti Beaumont <[jaybeaumont49@gmail.com](mailto:jaybeaumont49@gmail.com)>; Jamison Zajac <[zajac@mhepc.com](mailto:zajac@mhepc.com)>; Alam, Zakia R (DOT) <[Zakia.Alam@dot.ny.gov](mailto:Zakia.Alam@dot.ny.gov)>

**Subject:** RE: Montgomery Sheffield

Shawn,

Ideally it would be beneficial to have Sheffield gardens main site driveway connect across from Baily Road. Is the town willing to ask the applicant to relocate the proposed retail space to a different location if possible. **I think, at a minimum, this should be studied by the applicant in an FEIS response.** If we did move the main driveway to across from Baily than how would you want to treat Montgomery Heights Road? Since it would be near a new signalized intersection I would prefer to remove any movement from that roadway. **This makes sense and is consistent with our discussion to make this a gated emergency access road only.**

Regarding the construction of the signal. I will need to talk it over with others, but since their will be roadway expansion with left turn lanes, I would assume the signal be installed during construction. **Understood, but I think there is merit to exploring the possibility of requiring this prior to the first building permit.**

I will check with the signal group if they went into the field. **Thanks I am coordinating with Maureen Kuinlan on a another chain.**

**JASON BRENNER**

Assistant Engineer  
Traffic & Safety Group, Hudson Valley Region

**New York State Department of Transportation**

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845-437-5144(O) | [jason.brenner@dot.ny.gov](mailto:jason.brenner@dot.ny.gov)

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**From:** Shawn Arnott <[sarnott@mhepc.com](mailto:sarnott@mhepc.com)>  
**Sent:** Wednesday, April 9, 2025 7:52 AM  
**To:** Brenner, Jason (DOT) <[Jason.Brenner@dot.ny.gov](mailto:Jason.Brenner@dot.ny.gov)>  
**Cc:** Jay and Patti Beaumont <[jaybeaumont49@gmail.com](mailto:jaybeaumont49@gmail.com)>; Jamison Zajac <[zajac@mhepc.com](mailto:zajac@mhepc.com)>  
**Subject:** FW: Montgomery Sheffield

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Good morning Jason,

See below from the Town of Montgomery PB Chair.

Would the DOT not prefer the proposed driveway to align with Bailey Road?

When reviewing the warrants, would the warrants suggest that the light be installed BEFORE the start of construction?

Any update on the timing of the lights at the Highschool complex?

Shawn



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**Shawn E. Arnott, P.E.**

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**From:** Jay and Patti Beaumont <[jaybeaumont49@gmail.com](mailto:jaybeaumont49@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 6:08 PM  
**To:** Shawn Arnott <[sarnott@mhepc.com](mailto:sarnott@mhepc.com)>; Jamison Zajac <[jzajac@mhepc.com](mailto:jzajac@mhepc.com)>  
**Subject:** Montgomery Sheffield

Hi Shawn and Jamie,

Steve Brescia asked why Sheffield's drive does not line up with Bailey Road. Do you recall why they changed it? Would Jason Brenner have an opinion about the location?

Can you reach out to Jason Brenner about when we would be allowed to install the traffic light at Sheffield, if the light is approved? We would like to install as early in the construction phase as possible; contrary to the applicants wishes.

Thanks

Jay

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Jay Beaumont  
46 Highland Ave  
Walden, NY 12586  
845-778-3141  
cell 845-275-2935