

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: April 5, 2018

Re: **850 Wolcott Avenue, St. Luke's Episcopal Church and Hudson Hills Academy
Subdivision, Site Plan, and Special Permit**

I have reviewed two March 27, 2018 Full EAFs Part 1, March 28, 2018 Subdivision, Site Plan, and Special Permit application forms, February 12, 2018 Subdivision Plat, and a 4-sheet Subdivision, Site Plan, and Special Permit Application, all dated March 27, 2018.

Proposal

The applicant is proposing to subdivide a 9.88-acre parcel with an existing church and school building into two lots for use as a private school. The proposed parcel is in the R1-7.5 district and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. Regarding the EAF, the applicant should clarify for the Board whether the proposed private school will generate any additional water use or traffic generation compared to current conditions.
2. The existing and proposed lot acreages do not match in the application cover sheets, EAF questions D.1.b and E.1.b, the Subdivision Plat, Sheet 1 Zoning Summary and Sheet 2. The existing Parcel Access listing for parcel 120587 is 8.3 acres. The Schedule of Regulations on the Subdivision Plat does not match the Zoning Regulations Table on Sheet 1, which is repeated twice.
3. The Subdivision Plat boundaries and setbacks for Lot 1 are also inconsistent with the boundaries and setbacks on Sheets 1 and 2.
4. Since this parcel is in the Historic District and Landmark Overlay Zone, any exterior alteration to the buildings or property requires a Certificate of Appropriateness consistent with Chapter 134, Historic Preservation. The existing chain link fence in front of the school is not compatible with the frontage of a historic building and a replacement fence should be considered.
5. ADA-compliant parking spaces for the two buildings should be identified on the Site Plan.
6. If there is the possibility of any students walking to the school, the Board could consider a new crosswalk on Rector Street and a sidewalk connection to the school entrance.
7. The Site Plan should designate any one-way driveways and show the bus loading area.
8. The Site Plan should include any existing or proposed exterior lighting fixtures for the school.

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9. The large tree in front of the school does not appear particularly healthy and should be evaluated. The proposed landscaping along Rector Street should be shifted to be more in front of the playground than the historic building. The Landscaping Plan should include 11 arbor vitae in the plant table.

10. A private school is allowed in the R1-7.5 district by Special Permit from the City Council. Once the Board is in generally satisfied with the Subdivision and Site Plan, it should issue recommendations to the Council on the Special Permit.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

- c: Tim Dexter, Building Inspector
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