

ARYEH SIEGEL
ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 850 Wolcott Avenue – St. Lukes Church / Hudson Hills Academy
Special Use Permit Application – Comment Letters

April 24, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated April 5, 2018; and in Lanc & Tully's Memorandum dated April 5, 2018 regarding the St. Lukes Church / Hudson Hills Academy application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. Comment acknowledged. The EAF has been updated.
2. The lot areas have been coordinated throughout the drawings and tables
3. The setbacks have been coordinated throughout the drawings
4. The Applicant request clarification about which chain link fence is referenced in this comment.
5. ADA parking spaces have been identified for each building
6. A 5' wide sidewalk between Rector Street and the school building entrance has been added.
7. One way driven have been identified
8. The plan now shows existing pole mounted lights for the parking areas
9. The large tree in front of the school will be evaluated by an arborist. The proposed landscaping along Rector Street has been shifted to be more in front of the playground area. The landscape table has been updated to reflect 11 arbor vitae instead of 8.
10. Comment acknowledged.

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Lanc & Tully Comment Responses:

General Comments

1. Hudson Land Design has been retained to provide the requested Inflow & Infiltration Study. The plans will be updated per the report, and a note granting access to the building department will be shown on the plans as well.

Subdivision Plat

1. The City Attorney is currently reviewing the lease agreement between the Church and the School to determine if it is sufficient, or if easements are required.
2. The surveyor will update the plat to include the location of existing utilities. This will be submitted in the next submission.

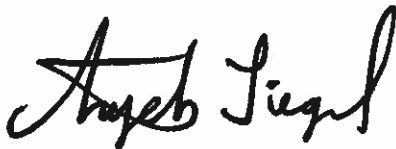
Site Plan (Sheet 1 of 4)

1. Sight distance information has been included on the plan in this submission.
2. The surveyor will update the plat to include the location of existing utilities. This will be submitted on the site plan drawing as well in the next submission.
3. Directional arrows are now shown on the site plan.
4. Handicapped parking spaces for both buildings are shown on the site plan
5. A sidewalk has been added to the plan.
6. Existing pole mounted light fixtures are now shown on the plan.
7. No additional site signage is proposed at this time.

Landscaping Plan (Sheet 3 of 4)

1. Construction details for the planting of trees and shrubs is now included on the plan.

Thank you. Please let me know if you have any questions.



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect