

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

Date: May 2, 2018

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

I have reviewed an April 24, 2018 response letter from Aryeh Siegel and a 4-sheet Subdivision, Site Plan, and Special Permit Application, all dated April 24, 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. The submitted materials did not include a revised Full EAF Part 1. The applicant should clarify whether the proposed private school will generate any additional water use or traffic generation compared to current conditions.
2. The Schedule of Regulations on the previously submitted Subdivision Plat does not entirely match the Zoning Regulations Table on Sheet 1.
3. The Sheet 1 boundaries and setbacks for Lot 1 are inconsistent with the boundaries and setbacks on Sheet 2. Also, the original parcel sizes indicated on Sheets 1 and 2 do not exactly match.
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 applicant should clarify which window panes are to be replaced, in particular whether they involve any part of the historic building. The existing chain link fence along Rector Street in front of the school on Lot 1 is not compatible with the frontage of a historic building and a replacement fence should be considered.
5. The Board should request a new crosswalk across Rector Street, connecting the existing sidewalk system to the proposed sidewalk and school entrance.
6. The Board and applicant should consider additional exterior lighting fixtures for the school parking area.
7. The lease and parking agreement between the church and school should also permit the school to use church parking for any school functions involving additional visitors.

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8. 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  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
John Russo, P.E., City Engineer  
Aryeh Siegel, Project Architect