

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

May 29, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated May 2, 2018; and in Lanc & Tully's Memorandum dated April 30, 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 and resubmitted with this submission
2. The lot areas have been coordinated throughout the drawings and tables
3. The setbacks have been coordinated throughout the drawings
4. The Applicant proposes to leave the existing chain link fence in place due to cost concerns. The applicant proposes to change the existing window glass in the addition portion of the building to insulated glass. This will have no effect on the appearance since it's only the glass that is proposed to be replaced. The replacement will happen over time as funds become available.
5. There is a minimal number of students who will walk to school. The Applicant requests that the need for a crosswalk across Rector Street be evaluated.
6. The Church has stated that the existing parking lot lighting has always been adequate for their needs. Since the school is a daytime use, the Applicants state that they believe additional lighting is not required.
7. The parking agreement between the Church and the school is understood to permit the school to use parking on the Church property for school functions involving additional visitors. The Applicant's attorney is preparing declaration of restrictive covenants related to shared uses on

the site.

8. Comment acknowledged. The project requires a Special Use Permit.
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.

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.

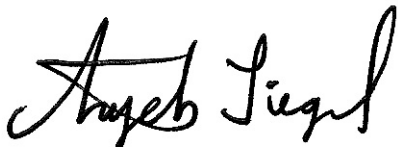
Subdivision Plat

1. The Applicant's attorney is preparing declaration of restrictive covenants related to shared uses on the site.
2. The surveyor will update the plat to include the location of existing utilities.

Site Plan (Sheet 1 of 4)

1. The Index of Drawings has been corrected
2. The surveyor will update the plat to include the location of existing utilities.
3. Traffic signs have been added to the plan, along with details
4. Signage details for the ADA parking spaces have been added to the plan
5. Existing pole mounted light fixtures are now shown on the plan. No additional lighting is proposed

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



Sincerely,

ARYEH SIEGEL

ARCHITECT

Aryeh Siegel

Aryeh Siegel, Architect