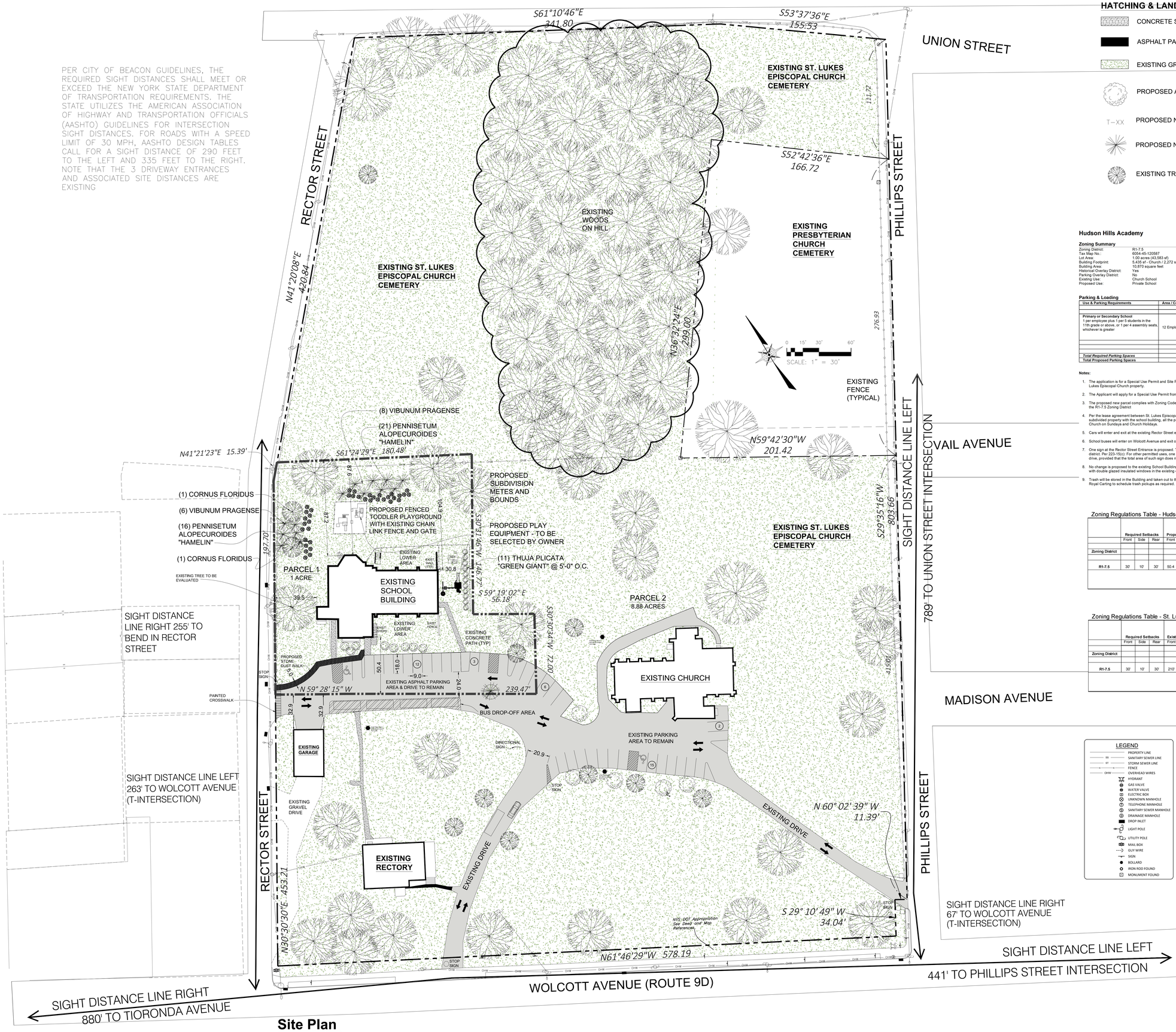
PER CITY OF BEACON GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. NOTE THAT THE 3 DRIVEWAY ENTRANCES AND ASSOCIATED SITE DISTANCES ARE EXISTING

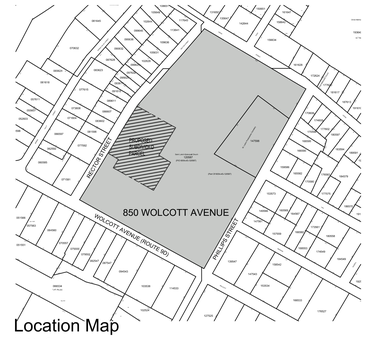


Site Plan

Scale: 1" = 30'

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- EXISTING GRASS TO REMAIN
- PROPOSED ARBOR VITAE EVERGREEN SHRUB
- T–XX PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN



Location Map
Not to Scale

Hudson Hills Academy

Zoning Summary

Zoning District:	R1-7.5
Tax Map No.:	6054-45-120587
Lot Area:	1.00 acres (43,583 sf)
Building Footprint:	5,435 sf - Church / 2,272 sf – Rectory / 1,226 sf – Garage = **9,349 sf Total**
Building Area:	10,870 square feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church School
Proposed Use:	Private School

Parking & Loading

Use & Parking Requirements	Area / Count	Parking Requirement
Primary or Secondary School 1 per employee plus 1 per 5 students in the 11th grade or above, or 1 per 4 assembly seats, whichever is greater	12 Employees	12 spaces
Total Required Parking Spaces		*12 spaces*
Total Proposed Parking Spaces		**16 spaces (on subdivided parcel)**

Notes:

1. The application is for a Special Use Permit and Site Plan approval for the parcel to be subdivided from the larger St. Lukes Episcopal Church property.
2. The Applicant will apply for a Special Use Permit from the City Council upon referral by the Planning Board.
3. The proposed new parcel complies with Zoning Code. The Private School use is allowed by Special Use Permit in the R1-7.5 Zoning District
4. Per the lease agreement between St. Lukes Episcopal Church and Hudson Hills Academy, the lessee of the subdivided property with the school building, all the parking spaces on the School parcel will be available to the Church on Sundays and Church Holidays.
5. Cars will enter and exit at the existing Rector Street entrance.
6. School buses will enter on Wolcott Avenue and exit on Rector Street
7. One sign at the Rector Street Entrance is proposed. The sign will comply with requirements for signs in a residential district. Per 223-15(c): For other permitted uses, one sign at each street frontage where the use has an access drive, provided that the total area of such sign does not exceed 50 square feet.
8. No change is proposed to the existing School Building exterior, apart from replacing existing single pane windows with double glazed insulated windows in the existing openings.
9. Trash will be stored in the Building and taken out to the curb on trash pickup days. The School will contract with Royal Carting to schedule trash pickups as required.

St. Lukes Episcopal Church

Zoning Summary

Zoning District:	R1-7.5
Tax Map No.:	6054-45-120587
Lot Area:	Existing Parcel: 9.88 acres (430,142 sf)
	Subdivided Parcel (999 year lease to Presbyterian Cemetery) 1.21 acres (52,789.78 sf)
	Proposed Subdivided Parcel: (To be leased to private school) 1.00 acres (43,538 sf)
	Church Parcel after subdivision: 8.88 acres (386,604 sf)
Building Footprint:	5,851 sf - Church / 2,272 sf – Rectory / 1,226 sf – Garage = **9,349 sf Total**
Building Area:	11,621 square feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church and School
Proposed Use:	Church (School building to be subdivided off)

Parking & Loading

Use & Parking Requirements	Area / Count	Parking Requirement
Place of Worship 1 space for each 4 seats or pew spaces *(1964 requirement was 1 space for each 5 seats)*	150 pew spaces	38 spaces *(30 spaces in 1964)*
Total Required Parking Spaces		**38 spaces**
Total Proposed Parking Spaces		**40 spaces (See Notes 3,4)**

Notes:

1. The application is to subdivide a portion of the property and lease it to a private school.
2. The Church parcel, after the subdivision, continues to comply with Zoning Code.
3. A total of 40 parking spaces exist on site. 38 surface plus 2 in the existing garage building. Per the lease agreement between St. Lukes Episcopal Church and Hudson Hills Academy, the lessee of the subdivided property with the school building, all the parking spaces will be available to the Church on Sundays and Church Holidays.
4. Per Beacon Zoning Code Section 226-23 (B)(1 & 2), no parking is required for structures and land uses in existence on April 20, 1964, unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date. There is no increase in proposed use.
5. Church congregants arriving in cars currently enter and exit from the Wolcott Avenue entrance. No change is proposed following the subdivision.
6. No change is proposed to the existing Church building exterior.
7. No signage is proposed as part of this application.
8. There is no change to the existing trash storage and pickup.

Zoning Regulations Table - Hudson Hills Academy Parcel

	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Proposed Lot Area	Minimum Lot Width	Minimum Lot Depth	Proposed Lot Width	Proposed Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories
	Front	Side	Rear	Front	Side	Rear													
Zoning District																			
R1-7.5	30'	10'	30'	50.4	39.5	87.6	7,500 sf	43,583.00	75'	100'	189'	220.75	30%	10%	None	35'	Existing no change	2 1/2	2 no change

Zoning Regulations Table - St. Lukes Episcopal Church Parcel

	Required Setbacks			Existing Setbacks			Minimum Lot Area	Actual Lot Area after subdivision	Minimum Lot Width	Minimum Lot Depth	Proposed Lot Width	Proposed Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories
	Front	Side	Rear	Front	Side	Rear													
Zoning District																			
R1-7.5	30'	10'	30'	210'	1/2' 157'	562'	7,500 sf	386,604 sf	75'	100'	342'	862'	30%	2%	None	35'	Existing no change	2 1/2	1 no change

LEGEND

- PROPERTY LINE
- SS SANITARY SEWER LINE
- ST STORM SEWER LINE
- FENCE
- OHW OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

Index of Drawings

	Subdivision Plat
Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions Survey
Sheet 3 of 4	Landscaping Plan - Hudson Hills
Sheet 4 of 4	Floor Plans & Elevations

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	05/29/18	REVISED PER PLANNING BOARD COMMENTS	AJS

Sub-Division, Site Plan & Special Use Permit Application

Sheet 1 of 4 - Site Plan

Owner / Applicant for Subdivision and Site Plan:
St. Lukes Episcopal Church
850 Wolcott Avenue
Beacon, NY 12508

Applicant / Lessee for Special Use Permit for School:
Hudson Hills Academy
12 Hanna Lane
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

850 Wolcott Avenue
St. Lukes Episcopal Church & Hudson Hills Academy
Beacon, New York
Scale: 1" = 30'
March 27, 2018