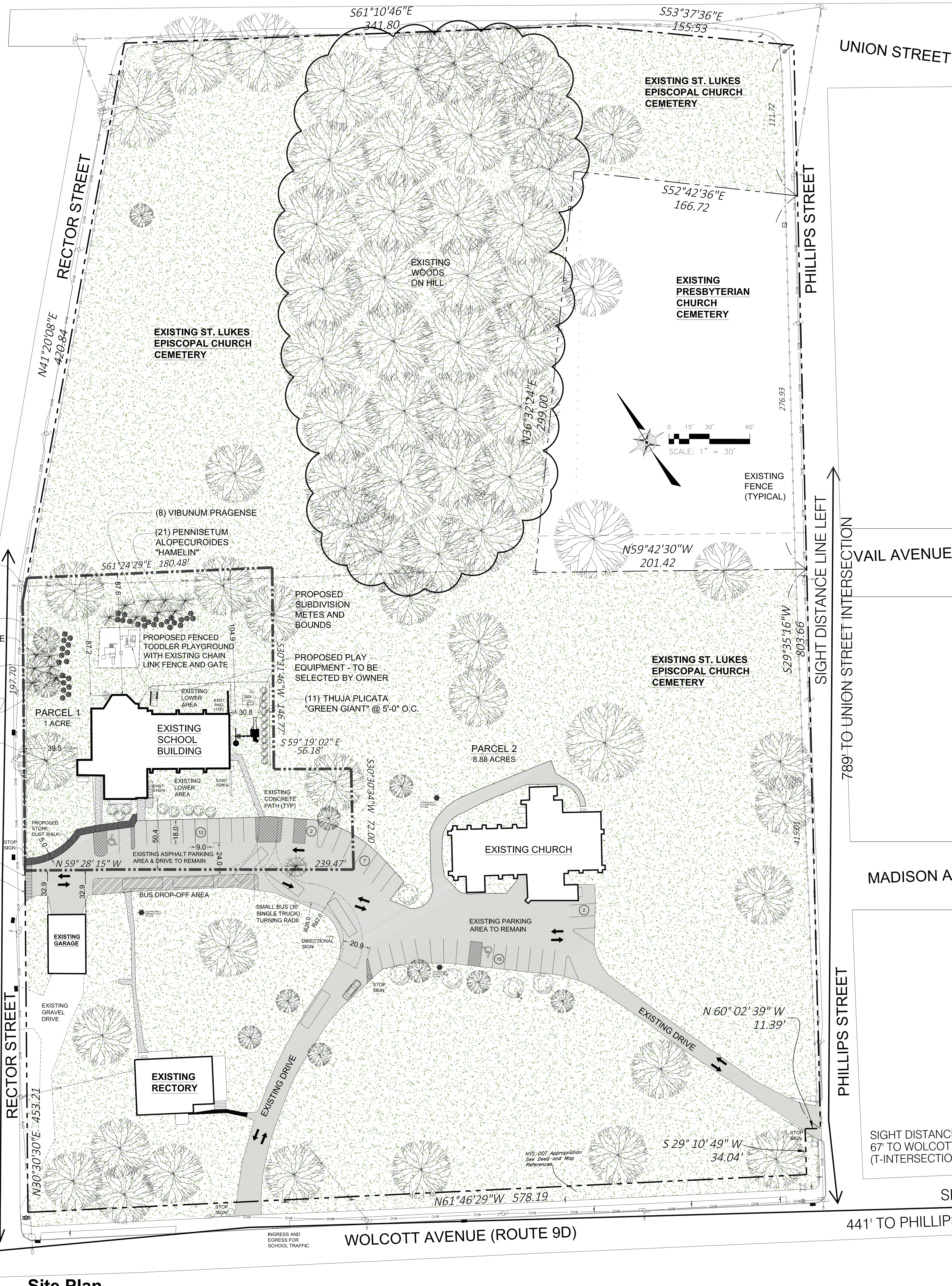


PER CITY OF BEACON GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED 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



HATCHING & LANDSCAPE LEGEND

- | | |
|---|--------------------------------------|
|  | CONCRETE SIDEWALK |
|  | ASPHALT PAVING |
|  | EXISTING GRASS TO REMAIN |
| <hr/> | |
|  | PROPOSED ARBOR VITAE EVERGREEN SHRUB |
|  | PROPOSED NEW ORNAMENTAL NATIVE TREE |
|  | PROPOSED NATIVE EVERGREEN |
|  | EXISTING TREE TO REMAIN |

Hudson Hills Academy

Zoning Summary	
Zoning District:	R1-7.5
Tax Map No.:	6054-5-120587
Lot Area:	1,004 acres (43,583 sf)
Building Footprint:	5,435 sf - Church / 2,272 sf - Rectory / 1,226 sf - Garage = 9,949 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		
Uses & Parking Requirements	Area / Count	Parking Requirement
Primary or Secondary School 1 per employee plus 1 per 5 students in the 1 st 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		12 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 80-acre parcel into 16 lots, 5 acres in size, for a private school campus.
2. The application is for a Special Use Permit from the City Council upon referral by the Planning Board.
3. The application is for a Special Use Permit from the City Council upon referral by the Planning Board.
4. 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.
5. Per the lease agreement between Belk, L.L. Lukes Episcopal Church and Hudson Hills Academy, the lease of the adjacent property with the school building, including the parking spaces on the School parcel will be available to the Church on Sundays and Church Holidays.
6. Cars will enter and exit at the existing Rector Street intersection.
7. Schoolbuses will enter the Rector Street intersection.
8. The proposed driveway will be located on the east side of Rector Street.
9. One sign at the Rector Street intersection is proposed. The sign will comply with requirements for signs in a residential district. (See 221-253(f)) or other permitted uses, one sign at each street frontage where the use has an access to the street and the total number of signs shall not exceed two per lot.
10. No change is proposed to the existing Building Exterior. Entry ramp/ replacing existing single pane windows with double glazed insulated windows in the existing openings.
11. Track will be placed in the Building and along out to the curb on truck pickup days. The School will contract with River Carling to schedule truck pickup days.

Location Map

Not to Scale

St. Lukes Episcopal Church

Zoning Summary	
Zoning District:	R1-75
Tax Map No.:	6054-45-120587
Lot Area:	Existing Parcel: 9.88 acres (430,142 sf) Subdivided Parcel (1999 year lease to Presbyterian Cemetery): 1.21 acres (52,789 sf) Proposed Subdivided Parcel: (To be leased to private cemetery) 1.00 acres (43,538 sf) Church Parcel after subdivision: 9.88 acres (438,604 sf)
Footing Footprint:	5,851' - Church / 2,272' - Rectory / 1,226' - Garage = 9,349' of 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		60 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 48 parking spaces are on site. 38 surface, 22 in the existing garage building. The provided space agreement between St. Lukes Episcopal Church and Hudson Hills Academy, the lessee of the subdivided property with school building, at the parking spaces will be available to the Church on Sundays and Church holidays.
4. Per Beacon Zoning Code Section 26-203(c)(1)(x) & (2), no parking is required for structures and land uses in existing lots 20, 21, 22, 194, unless the above-stated additional required facilities amount to a cumulative total increase of at least 25% over the existing uses as of said date. There is no increase in proposed use.
5. Church congregants arriving at 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	35'	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																			
R17.5	30'	10'	30'	210'	75'	552'	389,604 sf	75'	100'	342'	862'	30%	2%	None	30'	Existing no change	2 1/2	1 no change	

LEGEND

- | | |
|-----|------------------------|
| | PROPERTY LINE |
| S6 | SANITARY SEWER LINE |
| S1 | STORM SEWER LINE |
| —x— | FENCE |
| CHW | 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

- | | |
|--------------|---------------------------------|
| Sheet 1 of 4 | Subdivision Plat |
| Sheet 2 of 4 | Site Plan |
| Sheet 3 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	AJ
2	05/29/18	REVISED PER PLANNING BOARD COMMENTS	AJ
3	06/04/18	REVISED SCHOOL BUS PATH	AJ

Sub-Division, Site Plan & Special Use Permit Application

Sheet 1 of 4 - Site Plan

850 Wolcott Avenue
St. Luke's Episcopal Church & Hudson Hills Academy

Beacon, New York
Scale: 1" = 30'
March 27, 2018

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

Survivor:

Surveyor:
TEC Surveying

15C Tioronda Avenue
Beacon, New York 12508