

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

Date: June 7, 2018

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

I have reviewed a May 29, 2018 response letter and a May 25, 2018 Project Narrative from Aryeh Siegel, a March 27, 2018 Full EAF Part 1, a February 12, 2018 Subdivision Plat, and a 4-sheet Subdivision, Site Plan, and Special Permit Application with the latest revision date of May 29, 2018. A revised Narrative and Sheet 1 describing alternative bus routes were submitted on June 4, 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 EAF question B.b should include subdivision approval. For questions D.1.b, D.1.d and E.1.b, the acres should match those on the Subdivision Plat. Questions D.2.c and j maintain that the proposed private school will not generate any additional water use or substantial traffic generation compared to current conditions, but it will now contain 85 students plus staff.
2. The setbacks, lot widths, and lot depths are not consistent in the Regulation Tables on the Subdivision Plat and Sheet 1.
3. The Board should request a new crosswalk across Rector Street, connecting the existing sidewalk system to the proposed stone dust walkway to the school entrance. The proposed crosswalk across the Rector Street entrance can be replaced by a stop bar, since there is no sidewalk on that side of the street.
4. An ADA accessible parking space has been provided, but is the school interior accessible from the closest entrance and between levels?
5. The notes on Sheet 1 should state that the lease and/or parking agreement between the church and school will also permit the school to use church parking for any school functions involving additional visitors.
6. The revised bus route involves buses backing up in the parking lot, which could increase the chances of an accident, especially with very young children. My recommendation is use Rector Street as part of the bus route and avoid any buses backing up in the loading and parking area. There will be four buses delivering children to the school, and only two houses are on Rector Street south of the school entrance.

7. 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.
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