

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

Date: July 5, 2018

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

I have reviewed a June 26, 2018 response letter and revised Project Narrative from Aryeh Siegel, a June 25, 2018 Subdivision Plat, and sheets 1, 2, and 3 of a 4-sheet Sub-division, Site Plan, and Special Permit Application with the latest revision date of June 26, 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 setbacks, lot widths, and lot depths are still not consistent in the Regulation Tables on the Subdivision Plat and Sheet 1.
2. The crosswalk across Rector Street should be ADA-compliant at both ends. The arrows for the crosswalk and stop bar labels should be corrected on Sheet 1.
3. The revised bus route described on Sheet 1 states that the buses will enter from the Phillips Street entrance and exit on Rector Street. As I remember the consensus at the last meeting, the buses and cars would exit directly onto Wolcott Avenue, avoiding Rector Street. This will need to be clarified at the July meeting, and the Notes and Project Narrative may need to be updated.
4. Since this parcel is in the Historic District and Landmark Overlay Zone, the application requires a Certificate of Appropriateness consistent with Chapter 134, Historic Preservation.
5. A private school is allowed in the R1-7.5 district by Special Permit from the City Council. The Planning Board cannot move forward on the Site Plan or Subdivision until the Council acts 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