

**BEACON PLANNING BOARD**  
**ONE MUNICIPAL PLAZA - SUITE 1**  
**BEACON, NEW YORK 12508**  
*Phone (845) 838-5002 Fax (845) 838-5026*  
*John Gunn, Chairman*

June 13, 2018

Mayor Casale & City Council Members  
One Municipal Plaza - Suite One  
Beacon, New York 12508

RE: Special Use Permit  
850 Wolcott Avenue

Applicant: St. Luke's Episcopal Church / Hudson Hills Academy

Dear Mayor Casale & Council Members:

At its June 12, 2018 meeting, the Planning Board reviewed a Special Use Permit application from St. Luke's Episcopal Church to lease one of its existing buildings to Hudson Hills Academy for a private school use. After careful review, Board members voted unanimously to recommend the City Council issue a Special Use Permit subject to the applicant returning to the Planning Board for Site Plan and Subdivision Approval. The Planning Board adopted a SEQRA Negative Declaration at its June 12, 2018 meeting.

The Planning Board notes that in consideration of comments from the public, the Board and its consultants, the Applicant agreed to cap the maximum capacity of the private school to 100 students, require buses to enter on Phillips Street and exit on Wolcott Avenue, and require cars to enter and exit from Wolcott Avenue, thereby eliminating Rector Street as access to and from the school. The Planning Board requests that the City Council consider whether placement of a crosswalk on Rector Street at the entrance to the property is warranted in connection with the Special Use Permit application.

A copy of the application, SEQRA Negative Declaration and Plans are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

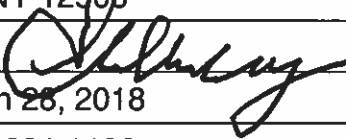
A handwritten signature in blue ink that reads "John Gunn" with a small circular mark at the end.

John Gunn, Chairman

### **APPLICATION FOR SPECIAL USE PERMIT**

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

#### **IDENTIFICATION OF APPLICANT**

Name: Hudson Hills Academy  
Address: 12 Hanna Lane  
Beacon, NY 12508  
Signature:   
Date: March 28, 2018  
Phone: 845.831.1100

*(For Official Use Only)*

Application & Fee Rec'd  
Initial Review

Date Initials

3-27-18

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

#### **IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Aryeh Siegel Architect  
Address: 84 Mason Circle  
Beacon, NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

#### **IDENTIFICATION OF SUBJECT PROPERTY:**

Property Address: 850 Wolcott Avenue (subject to subdivision and new address)  
Tax Map Designation: Section 6054 Block 45 Lot(s) 120587  
Land Area: 1.26 acres (subdivided parcel) Zoning District(s) R1-7.5

#### **DESCRIPTION OF PROPOSED DEVELOPMENT:**

Proposed Use: Private School  
Gross Non-Residential Floor Space: Existing 10,870 Proposed 0  
TOTAL: 10,870  
Dwelling Units (by type): Existing 0 Proposed 0  
TOTAL: 0

#### **ITEMS TO ACCOMPANY THIS APPLICATION**

- Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: St. Lukes Episcopal Church

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: 850 Wolcott Avenue, Beacon, NY 12508

Project Address: 850 Wolcott Avenue, Beacon, NY 12508

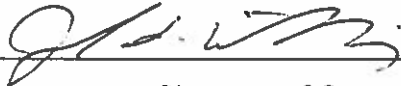
Project Tax Grid # 6054-45-120597

Type of Application Subdivision / Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, The Reverend John Williams, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ☒
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ☐
3. ALL tax payments due to the City of Beacon are current ☒
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ☐
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ☒



Signature of Owner

Rector

Title if owner is corporation

### Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JW</u>
<u>N/A</u>	<input checked="" type="checkbox"/>	<u></u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u></u>

**FOR OFFICE USE ONLY**

Application #

**CITY OF BEACON**

**1 Municipal Plaza, Beacon, NY**

**Telephone (845) 838-5000 · <http://cityofbeacon.org/>**

**ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

**SECTION A.**

**IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

**IF AFFIANT IS A CORPORATION:**

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed



**SECTION B.** List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Asma Siddiqui	413 Vassar Place Fishkill NY 12524	845 238 8464	

**SECTION C.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

**SECTION D.** Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☐

NO

Name	Employer	Position

**SECTION E.** Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☐ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

**SECTION F.** Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☐ NO

Current Name	Other Names

**SECTION G.** List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

**SECTION H.** If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

**SECTION I.** Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☐

NO

I, Asma Siddiqui being first duly sworn, according to law, deposes and says that I am (Title) DIRECTOR an active and qualified member of the \_\_\_\_\_, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Asma Siddiqui

(Signature) 

**CITY OF BEACON  
SITE PLAN SPECIFICATION FORM**

Name of Application: Hudson Hills Academy

**PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.**

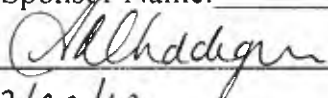
	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEGAL DATA</b>		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.		
<b>NATURAL FEATURES</b>		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>EXISTING STRUCTURES, UTILITIES, ETC.</b>		
Outlines of all structures and the location of all uses not requiring structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paved areas, sidewalks, and vehicular access between the site and public streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other existing development, including fences, retaining walls, landscaping, and screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sufficient description or information to define precisely the boundaries of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owners of all adjoining lands as shown on the latest tax records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations, names, and existing widths of adjacent streets and curb lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed division of buildings into units of separate occupancy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The location, direction, power, and time of use for any proposed outdoor lighting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and plans for any outdoor signs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any contemplated public improvements on or adjoining the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations of all proposed principal or accessory structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed fences or retaining walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>MISCELLANEOUS</b>		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion and sedimentation control measures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
An indication of proposed hours of operation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For all items marked "NO" above, please explain below why the required information has not been provided:

ITEMS MARKED NO ARE NOT APPLICABLE.

Applicant/Sponsor Name: Hudson Hills Academy

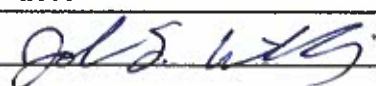
Signature: 

Date: 3/22/18

## **APPLICATION FOR SUBDIVISION APPROVAL**

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

### **IDENTIFICATION OF APPLICANT**

Name: St. Luke's Episcopal Church  
Address: 850 Wolcott Avenue  
Beacon, NY 12508  
Signature:   
Date: March 28, 2018  
Phone: 801-793-7376

*(For Official Use Only)*

Preliminary Application Rec'd

Application Fee:

Public Hearing

Preliminary Plat Approved:

Final Plat Approved:

Recreation Fee:

Performance Bond:

Date Initials

3-27-18

### **IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**

Name: Aryeh Siegel Architect  
Address: 84 Mason Circle  
Beacon, NY 12508

Phone: (845) 838-2490

Fax: (845) 838-2657

Email address: ajs@ajsarch.com

### **IDENTIFICATION OF SUBJECT PROPERTY:**

Subdivision name or identifying title:

St. Luke's Episcopal Church Subdivision

Street which property abuts: Wolcott Avenue (Route 9D) & Rector Street

Current Tax Map Designation: Section 6054 Block 45 Lot(s) 120587

Property (does) ~~(does not)~~ connect directly into a (State) ~~(County)~~ highway.

Land in subdivision (is) (is not) within 500 feet of a Municipal boundary.

Total area of property is 9.08 acres

### **ITEMS TO ACCOMPANY THIS APPLICATION**

- a. Eight (8) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.



# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: St. Lukes Episcopal Church

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

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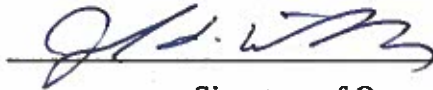
Project Tax Grid # 6054-45-120597

Type of Application Subdivision / Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, The Reverend John Williams, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- |   |                                     |
|---|-------------------------------------|
| 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon      | <input checked="" type="checkbox"/> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <input type="checkbox"/>            |
| 3. ALL tax payments due to the City of Beacon are current                                       | <input checked="" type="checkbox"/> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon         | <input type="checkbox"/>            |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <input type="checkbox"/>            |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current      | <input checked="" type="checkbox"/> |



Signature of Owner

Rector

Title if owner is corporation

### Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<u>/</u>	<u>—</u>	<u>JW</u>
<u>N/A</u>	<u>/</u>	<u>—</u>
<u>—</u>	<u>—</u>	<u>—</u>

**FOR OFFICE USE ONLY**

Application #

**CITY OF BEACON**  
**1 Municipal Plaza, Beacon, NY**  
**Telephone (845) 838-5000 • <http://cityofbeacon.org/>**

**ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

**SECTION A.****IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

**IF AFFIANT IS A CORPORATION:**

Name of Entity <i>St. Luke's Episcopal Church</i>	Telephone Contact Information <i>845-831-2643 office</i> <i>801-793-7376 cell</i>
Principal Place of Business of Entity <i>850 Wolcott Ave</i> <i>Beacon NY 12508</i>	Place and date of incorporation <i>Dutchess County Court</i> <i>July 4th, 1833</i>
Method of Incorporation	Official place where the documents and papers of incorporation were filed <i>Dutchess County Court</i>

**SECTION B.** List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
The Episcopal Diocese of New York	1047 Amsterdam Ave New York, NY 10025	212-316-7400	Owner of St. Luke's Church

**SECTION C.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
St. Luke's Episcopal Church	850 Wolcott Ave Beacon NY 12508	845-831-2643		

**SECTION D.** Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

**SECTION E.** Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

**SECTION F.** Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

**SECTION G.** List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

**SECTION H.** If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

**SECTION I.** Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☒

NO

I, The Rev. John F. Williams being first duly sworn, according to law, deposes and says that I am (Title) Rector, an active and qualified member of the St. Luke's, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) The Rev John F. Williams

(Signature) [Handwritten Signature]

**CITY OF BEACON  
PRELIMINARY SUBDIVISION PLAT  
AND CONSTRUCTION PLANS SPECIFICATION FORM**

**Name of Application:** St. Lukes Episcopal Church Subdivision

<b>PRELIMINARY SUBDIVISION PLAT</b>	<b>YES</b>	<b>NO</b>
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	✓	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	✓	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	✓	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	✓	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	✓	
The names of existing streets or private roads and proposed names for new streets or private roads.	✓	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	✓	
Location, size and nature of any area proposed to be reserved for park purposes.	✓	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	✓	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	

<b>PRELIMINARY CONSTRUCTION PLANS</b>	<b>YES</b>	<b>NO</b>
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	✓	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	✓	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	✓	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	✓	
Location of all existing and proposed monuments and other subdivision improvements.	✓	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	✓	



Name of Application: ST. LUKE EPISCOPAL CHURCH

FINAL SUBDIVISION PLAT	YES	NO
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	✓	
The final plat shall contain the following information:	✓	
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	✓	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	✓	
The names of all existing and proposed streets and private roads.	✓	
The locations of all water bodies and watercourses.	✓	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	✓	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	✓	
Location of all existing and proposed monuments.	✓	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	✓	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	✓	
Endorsement of approval by the Dutchess County Health Department.	✓	
Plan for the provisional delivery of mail, as approved by the local postmaster.	✓	
Endorsement of the owner as follows:  <div style="display: flex; justify-content: space-between;"> <div> <p>“Approved for filing:</p> <p>_____</p> <p>Owner</p> </div> <div> <p>_____</p> <p>Date</p> </div> </div>		

FINAL SUBDIVISION PLAT (continued)	YES	NO
<p>Form for endorsement by Planning Board Chairman as follows:</p> <p>“Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.</p> <p>Signed this _____ day of _____, 20_____, by _____, Chairman            _____, Secretary</p> <p>In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.</p>	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.	✓	

FINAL CONSTRUCTION PLANS	YES	NO
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:	✓	
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.	✓	
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.	✓	
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.	✓	
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	✓	

<b>FINAL CONSTRUCTION PLANS (continued)</b>		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	✓	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	✓	
A notation of approval, on all sheets as follows  <div style="display: flex; justify-content: space-between;"> <div> <p>“Approved by:</p> <p>_____</p> <p>Owner</p> <p>_____</p> <p>and</p> <p>_____</p> <p>Planning Board Chairman</p> </div> <div> <p>_____</p> <p>Date</p> <p>_____</p> <p>Date”</p> </div> </div>	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	

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Signature: John W. [Signature]

Date: March 21 2018

## Project Narrative

St. Luke's Episcopal Church / Hudson Hills Academy  
*Subdivision / Site Plan Special Use Permit Applications*

June 4, 2018

### **Project Summary**

St. Luke's Episcopal Church is applying to subdivide their property in order to lease the Church school building to Hudson Hills Academy, a private school currently operating at their Hanna Lane location in Beacon. This lease arrangement allows for the continued use and maintenance of the school building and will generate income for the Church that will help them offset the cost of upkeep for the remainder of the Church buildings and property.

The Church is dedicated to maintaining the original historical site plan, landscaping, and traffic patterns that have remained unchanged since the Church opened in 1869.

There are 4 parts to this application:

**1. Subdivision of St. Luke's Episcopal Church**

The subdivision of the property allows Hudson Hills Academy to use the existing Church school building as a private school. The subdivision is required because there can only be one principal building on each lot. Previously, the school building was accessory to the Church. Now that it is proposed to be a private school, it needs to be on its own property.

**2. Site Plan Review – St. Luke's Episcopal Church**

The Site Plan review is necessary to demonstrate that the remaining 8.8 acres Church property still meets Zoning Code after the 1-acre parcel is subdivided off to be leased to Hudson Hills Academy

**3. Site Plan Review – Hudson Hills Academy**

The Site Plan review is necessary to demonstrate that the newly created 1-acre parcel to be used by Hudson Hills Academy meets Zoning Code.

**4. Special Use Permit – Hudson Hills Academy**

The private school use is allowable in the R1-5 Zoning District by Special Use Permit

### **St. Luke's Episcopal Church**

St. Luke's Church was design by the renowned architect Frederick Clarke Withers, and built in 1869. The Church is listed on the National Register of Historic Places. The buildings, cemetery, and grounds were designed by Henry Winthrop Sargent. The school building is not considered to be a contributing factor in the historic designation due to the large addition constructed in the 1950s. In addition to the Church and school, there is also a Rectory building and a modern concrete block garage on the property.

The Church does not plan for any changes to their property after the subdivision.

### **Hudson Hills Academy**

Hudson Hills Academy intends to open a private school in the existing building on the subdivided parcel. Hudson Hills Academy is planning for a total of approximately 85 students, 8 to 10 of which will be toddlers. The toddler classroom meets the requirements to be classified as a standard Education use because of the limited number of students, and the fact that it meets the required Building Code provisions.

The school does not expect the number of students to change significantly over time. Hudson Hills expects to reach 100 students at its maximum capacity after several years of operation. The school year generally follows the public school schedule, with classes from September through June. There are approximately 12 teachers and administrators.

### **Student Arrival & Departure**

Most students will arrive by bus. There will normally be 4 small (30 foot) school buses arriving at the existing Wolcott Avenue entrance in the morning at 8:20 am. The buses will unload students in the bus loading area adjacent to the school entrance, and will leave the property at approximately 8:30 am using the existing Wolcott Avenue entrance. Adequate maneuvering space for buses to unload passengers, then turn around and exit is provided and demonstrated on the site plan. The arrival and dismissal traffic are coordinated and supervised by school personnel, and the available parking and loading space in the existing parking lot will accommodate the travel needs of the students and teachers.

Buses will return along the same route at 3:15 pm for student pick up after school dismissal.

School traffic will not be permitted to enter using the existing Rector Street entrance. School administration will direct parents driving their children to and from school not to park on Rector Street, in order to minimize impact on neighboring residential properties. The school anticipates no more than 6 - 8 students being driven to and from school in cars.

Parking on the property is shared between the Church and the School. For the overwhelming majority of the time, the Church and School schedules do not overlap, and parking can be dedicated to one use or the other. The Church is able to coordinate schedules and provide overflow parking on their lawns should the need ever arise.

There should be little impact on local traffic since there are only 4 buses using the Wolcott Avenue entrance, twice a day. The buses are on the property for a limited amount of time. Discrete signage will direct visitors to the Church and School.

The Wolcott Avenue internal drive has historically supported 2-way traffic and will continue to do so. Stop signs will be installed at the drive exit points.

### **School Building & Grounds**

The school plans for minor renovation and cleanup inside the existing building. Very little will change at the exterior of the building or the site. The school plans to replace the single pane glass in the addition windows over time, but this will have no visual impact to the building since only the glass material will be replaced within the existing window frames. There will be a toddler playground in the existing fenced in play area. There will be a playground for the older students on the side of the building away from Rector Street.

A painted crosswalk will be installed across the entry at Rector Street. A stone dust path, similar to the Greenway Trail paths along the Fishkill Creek, will be installed between the Rector Street entrance and the school building entrance, for the rare occasions that people walk to the school.

Landscaping will be added to screen the school yard from Rector Street, and to shield views of the cemetery from the school and playground.

This application represents an opportunity for the Church to have the school building continue to be occupied by a compatible use consistent with its historic use, and to generate additional income to be used to maintain the overall landmark property. The school and the Church are both non-profit institutions, and must focus their limited resources carefully to allow for the continued maintenance of the historic property.

Project : 850 Wolcott

Date : 6/12/18

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

All application materials submitted by the Applicant, memoranda from City staff and consultants, agency and public comment, and testimony from public meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
City of Beacon Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Hudson Hills Academy

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: 6/12/2018

Signature of Preparer (if different from Responsible Officer)

Date: 6/12/18

**For Further Information:**

Contact Person: Etha Grogan, Planning Secretary

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5002

E-mail: egrogan@cityofbeacon.org

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**



ATTACHMENT TO  
**NEGATIVE DECLARATION**  
**REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR SPECIAL PERMIT, SITE PLAN AND SUBDIVISION**  
**APPROVAL FOR 850 WOLCOTT AVENUE**

**Tax Grid No. 6054-45-120587**

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action (Type 1), along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, makes the following conclusions.

Project Description:

The Proposed Action is the subdivision of a 9.88 acre parcel with an existing church, school building, rectory and garage into two lots so that the school building is located on its own parcel for use as a private school. Parcel 1 will contain the school building and is proposed to consist of 1 acre. Parcel 2 will contain the existing church, rectory and garage and is proposed to consist of 8.88 acres. The parcel is in the R1-7.5 Zoning District and the Historic District and Landmark Overlay Zone. The R1-7.5 District permits private school uses by Special Permit from the City Council. The Proposed Action includes requests for approval of a 2-lot subdivision, site plan and Special Permit for the proposed private school (Hudson Hills Academy) in the existing church school building.

The Proposed Action is a Type I action pursuant to 6 NYCRR 617.4(b)(5)(iii) because St. Luke's Episcopal Church on the Subject Property is listed on the National Register of Historic Places. The Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on June 12, 2018 at which time the State Environmental Quality Review Act (SEQRA) public hearing was also closed.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

The project site is located in the R1-7.5 Zoning District and is currently improved with the St. Luke's Episcopal Church, church school building, rectory, garage and associated accessory improvements. Limited portions of the site are proposed to be disturbed for the installation of play equipment and landscaping. There are no known sensitive features on the site such as steep slopes or wetlands.

- **Impacts on Groundwater: The Proposed Action will not have a significant adverse environmental impact on groundwater quality or quantity.**

The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. The projected water usage from the Proposed Action is 865 gallons per day (gpd) as no meals will be prepared on-site. In that regard, the existing commercial kitchen is being removed as part of the interior renovations to accommodate the private school use. The projected sewer flow is 900 gpd. Based on the recent water supply study performed by the City of Beacon, there is sufficient water to service this project. Also, the sewer plant is rated for 6 mgd, and is currently operating at 3.2 to 3.5 mgd, therefore there is sufficient capacity to accept sewer flows from the project.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The project site is the home of the St. Luke's Episcopal Church which is listed on the National Register of Historic Places. According to the Project Sponsor, the Church was built in 1869 and the school building is not considered to be a contributing factor in the historic designation due to the large addition constructed in the 1950's. No changes are proposed to the exterior of the church school building to accommodate the private school use, except to replace the existing window glass in a portion of the building to insulated glass. The change of use from a church school to a private school will not have a significant adverse impact on the historic or archeological resources on the project site.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The proposed private school projects there to be 85 students and 12 teachers arriving and departing from the site. According to the Applicant, the maximum capacity of the private school is 100 students and the Applicant has agreed to cap its enrollment at 100 students. Students are scheduled to arrive at 8:20AM and depart at 3:15PM. Based on the projected enrollment, approximately 75 of the students will be arriving by 4 (30-foot) buses, whereas approximately 10 students will be arriving by car as well as the 12 teachers. The Planning Board recognizes that there

may be a few additional buses and a larger bus may be used if deemed necessary by the applicable school district from which students are arriving. The Applicant agrees that (i) all car traffic shall enter and exit from and to Wolcott Avenue and appropriate signage shall be posted and notification distributed to parents/guardians that vehicular access from Rector is prohibited, and (ii) bus traffic shall enter from Phillips Street and exit to Wolcott Avenue. Based upon the limited number of buses and cars (student drop off/pick up) arriving after and leaving before peak hours, and the 12 cars for the teachers, there will not be a significant adverse impact on traffic on the neighboring streets.

The existing off-street parking spaces on the project site will be shared between the proposed private school and the Church. There are 40 existing off-street parking spaces (38 surface spaces, 2 in existing garage). As per the City of Beacon Zoning Code, 38 spaces are required for the place of worship and 12 spaces are required for the private school based on the projected enrollment. Section 223-26 of the Zoning Code permits parking spaces for structures or uses on “two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility.” The proposed private school and the church intend to share the existing 40 parking spaces with all parking spaces being available to the Church on Sundays and Church Holidays. According to the Project Sponsor, in the event of an occasional special event by the proposed private school lawn parking will be made available for any overflow.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

While more energy will be used as a result of the proposed private school due to the increase in the frequency with which the school building will be occupied the existing energy infrastructure is sufficient to serve the Proposed Action. The Proposed Action does not require a new, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors.

Noise impacts associated with the proposed Project will be limited to bus and car traffic and the possibility that the sound of children playing on the play equipment may be heard beyond the property line. Proposed landscaping between the play equipment and Rector Street will serve to buffer the sound to residents on Rector

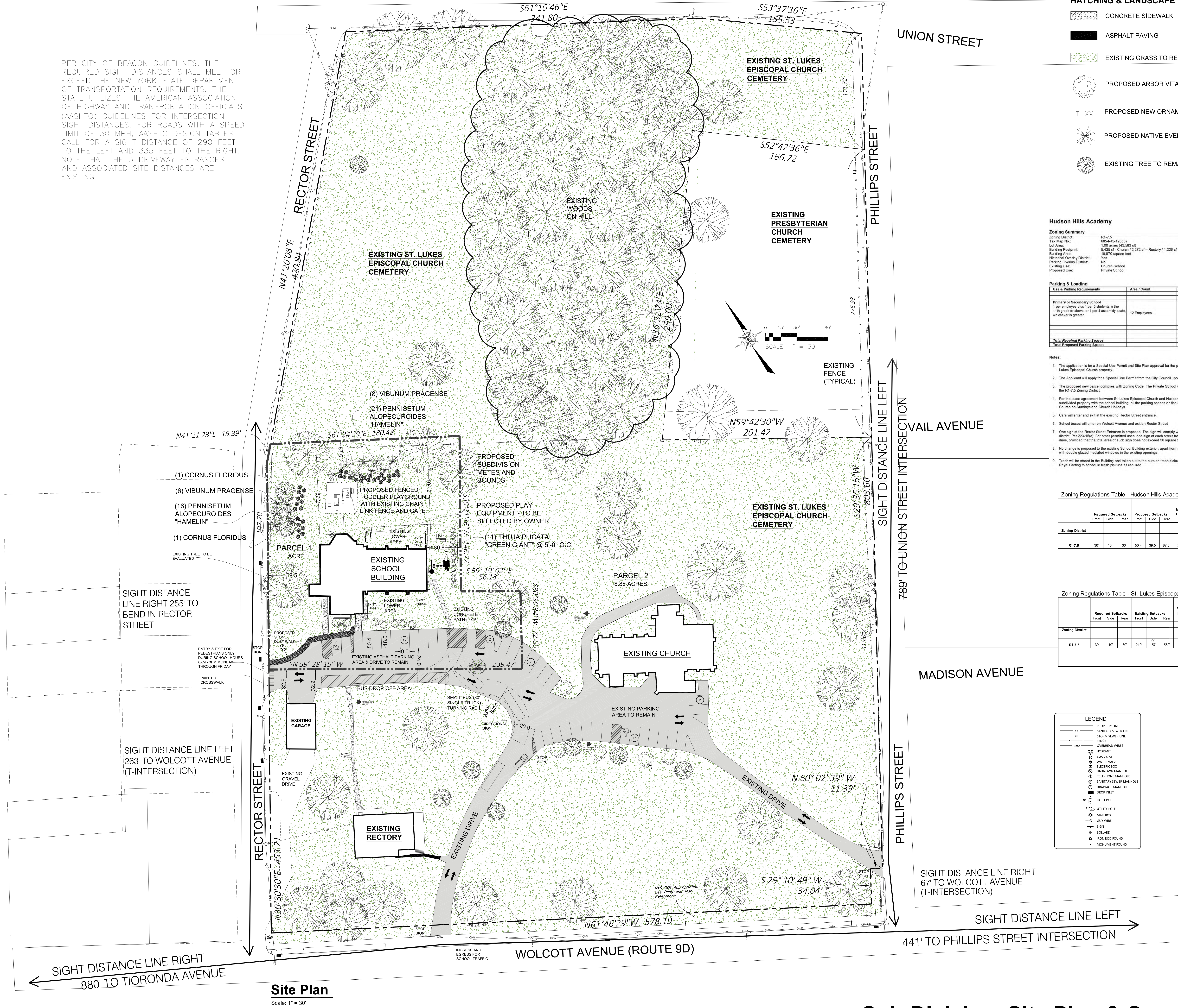
Street. The limitations on bus and car traffic, as set forth above, will minimize noise impacts.

Based upon all information submitted to the Planning Board including the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Dated: June 12, 2018



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

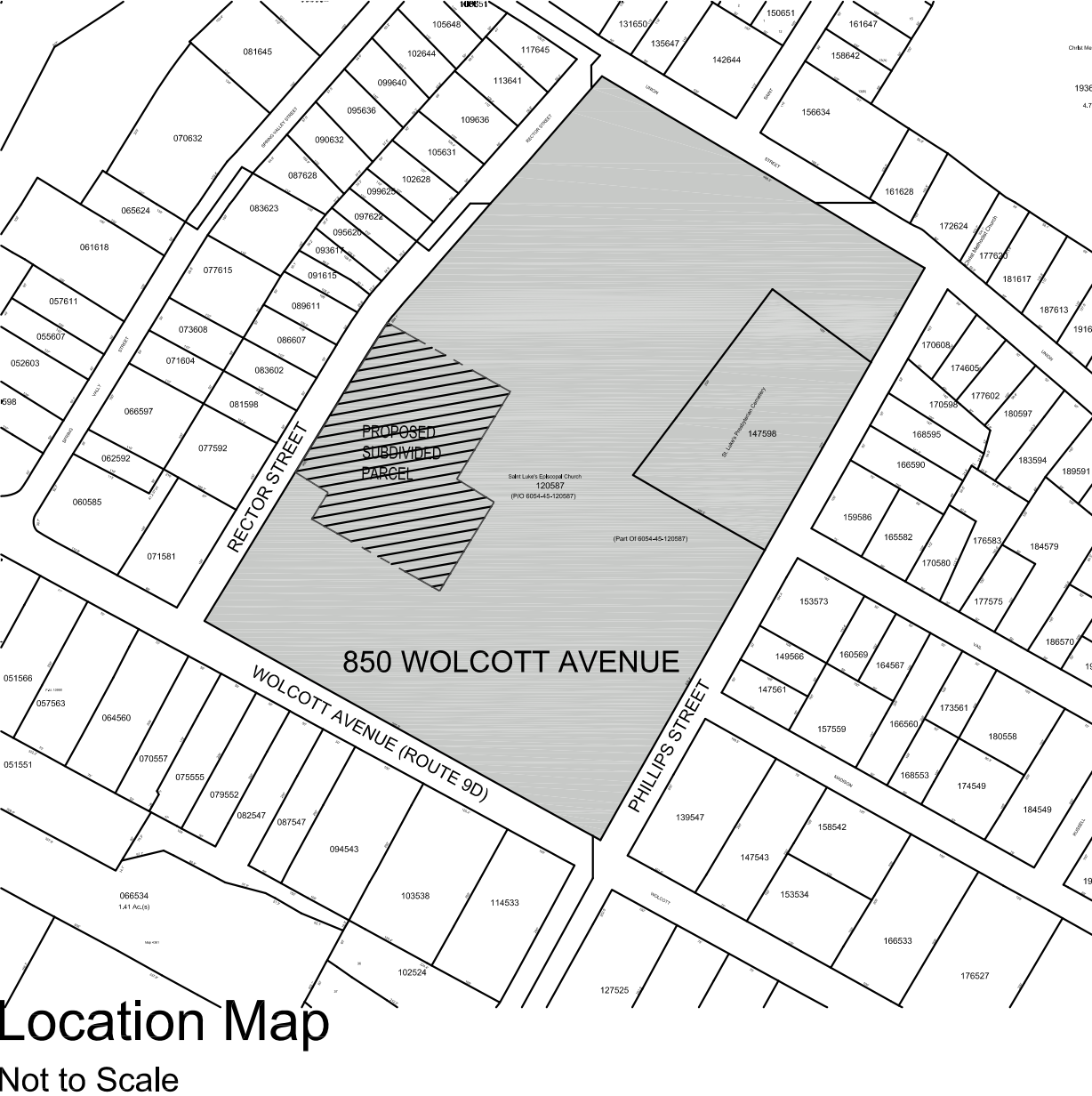
- CONCRETE SIDEWALK
- ASPHALT PAVING
- EXISTING GRASS TO REMAIN
- PROPOSED ARBOR VITAE EVERGREEN SHRUB
- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN

Hudson Hills Academy

Zoning District:	R1-7.5
Tax Map No.:	6054-45-120587
Lot Area:	5,432 sf - Church / 2,272 sf - Rectory / 1,226 sf - Garage = <b>9,948 sf Total</b>
Building Footprint:	10,870 square feet
Historical Overlay District:	No
Parking Overlay District:	Church School
Existing Use:	Private School
Proposed Use:	

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		14 spaces (on subdivided parcel)

- Notes:
- 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.
  - The Applicant will apply for a Special Use Permit from the City Council upon referral by the Planning Board.
  - 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.
  - Per the lease agreement between St. Lukes Episcopal Church and Hudson Hills Academy, the lease 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.
  - Cars will enter and exit at the existing Rectory Street entrance.
  - School buses will enter on Wolcott Avenue and exit on Rector Street.
  - 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.
  - 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.
  - 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 District:	R1-7.5
Tax Map No.:	6054-45-120587
Lot Area:	Existing Parcel: 8.88 acres (400,142 sf) Subdivided Parcel (599 year lease to Presbyterian Cemetery): 1.21 acres (52,798.78 sf) Proposed Subdivided Parcel (To be leased to private school): 1.00 acres (43,538 sf) Church Parcel after subdivision: 8.88 acres (388,654 sf)
Building Footprint:	11,621 square feet
Historical Overlay District:	No
Parking Overlay District:	Church and School
Existing Use:	Church and School
Proposed Use:	Church (School building to be subdivided off)

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		45 spaces (See Notes 3,4)

- Notes:
- The application is to subdivide a portion of the property and lease it to a private school.
  - The Church parcel, after the subdivision, continues to comply with Zoning Code.
  - 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 lease of the subdivided property with the school building, all the parking spaces will be available to the Church on Sundays and Church Holidays.
  - 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 aforementioned 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.
  - Church congregants arriving in cars currently enter and exit from the Wolcott Avenue entrance. No change is proposed following the subdivision.
  - No change is proposed to the existing Church building exterior.
  - No signage is proposed as part of this application.
  - 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
Zoning District	Front   Side   Rear	Front   Side   Rear													
R1-7.5	30'   10'   30'	50.4'   36.5'   87.6'	7,500 sf	43,583.00	75'	100'	189'	220.75'	30%	10%	None	30'	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
Zoning District	Front   Side   Rear	Front   Side   Rear													
R1-7.5	30'   10'   30'	210'   157'   552'	7,500 sf	386,604 sf	75'	100'	342'	862'	30%	2%	None	30'	Existing no change	2 1/2	1 no change

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP PILE
- LIGHT POLE
- UTILITY POLE
- MANHOLE
- GUY WIRE
- SIGN
- WOLCOTT
- IRON ROD FOUND
- MONUMENT FOUND

Index of Drawings

- Subdivision Plat
- Site Plan
- Existing Conditions Survey
- Landscaping Plan - Hudson Hills
- Floor Plans & Elevations

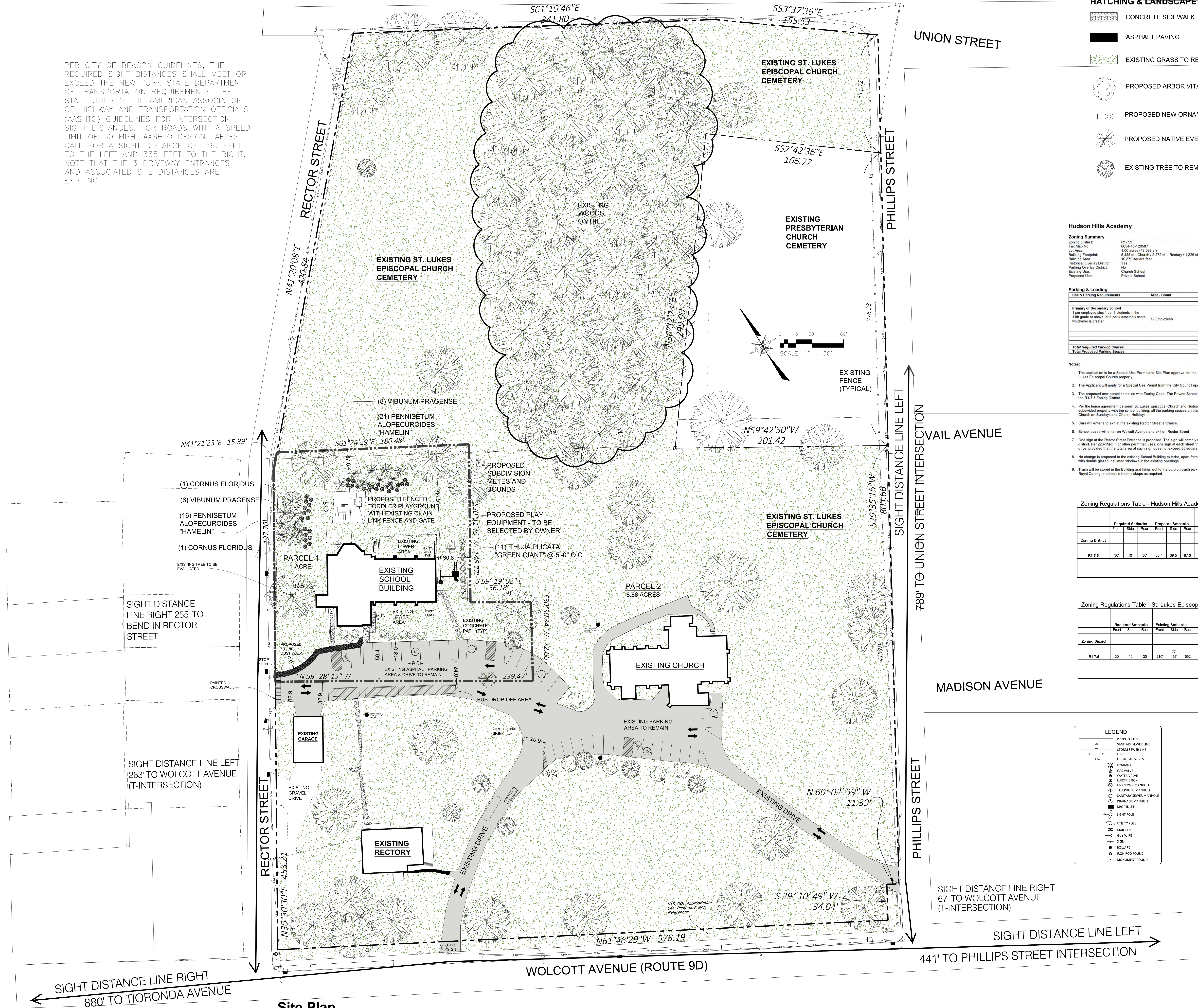
REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	05/29/18	REVISED PER PLANNING BOARD COMMENTS	AJS
3	06/04/18	REVISED SCHOOL BUS PATH	AJS

Sub-Division, Site Plan & Special Use Permit Application  
Sheet 1 of 4 - Site Plan



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
- 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.:	8054-45-102687
Lot Area:	1.00 acre (43,563 sf)
Building Footprint:	5,435 sf - Church (2,272 sf - Rectory) / 1,226 sf - Garage = <b>9,349 sf Total</b>
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:
- 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.
  - The Applicant will apply for a Special Use Permit from the City Council upon referral by the Planning Board.
  - 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.
  - 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.
  - Cars will enter and exit at the existing Rector Street entrance.
  - School buses will enter on Wolcott Avenue and exit on Rector Street.
  - 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.
  - 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.
  - Trash will be stored in the Building and taken out to the curb on trash pickup days. The School will contract with Royal Caring to schedule trash pickups as required.

#### Zoning Regulations Table - Hudson Hills Academy Parcel

Zoning District	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													
R1-7.5	30'	10'	30'	50.4'	38.5'	87.6'	7,500 sf	43,563 sf	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

Zoning District	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													
R1-7.5	30'	10'	30'	210'	157'	882'	7,500 sf	385,604 sf	75'	100'	342'	862'	30%	2%	None	35'	Existing no change	2 1/2	1 no change

LEGEND	
—	PROPERTY LINE
—	SEWAGE LINE
—	STORM SEWER LINE
—	FENCE
—	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 4 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

850 Wolcott Avenue  
St. Lukes 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

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



SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

8. Subject to covenants, easements, restrictions, conditions and agreements of record.

9. Subject to any right, title or interest the public may have for highway use.

10. Bearings and North shown hereon are referenced to NAD 83—NY East using NYSNET RTN GPS.

11. Historical mapping and deeds show property lines to centerline of adjoining streets. Other historical deeds describe street dedications. Street lines as per deeds with dedications are shown hereon based on public usage.

MAP REFERENCE

Survey shown hereon depicts lot(s) as shown on a map entitled "Property of Saint Lukes Church" prepared by G.R. Hustis dated December 31, 1956.

NYSDOT Map No. 55, Parcel 61 - Walcott Avenue Dated July 5 2002.

NYSDOT Map No. 56, Parcel 62 - Walcott Avenue Dated July 25, 2002.

NYSDOT Map No. 72, Parcel 78 - Walcott Avenue Dated July 25, 2002.

DEED REFERENCE

Doc. #02 2009 8998  
Rectors Church Wardens & Vestryment  
To  
NYS Dept. of Transportation  
October 30, 2003

Liber 136, Page 483  
Walcott  
To  
Rector Church Wardens & Vestryment  
May 15, 1866

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York  
130200-6054-45-120587 &  
130200-6054-45-147598

AREA

Parcel 120587:  
430,187 Square Feet  
9.890 Acres

Parcel 147598:  
52,810 Sq. Ft.  
1.212 Acres

LEGEND	
	PROPERTY LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	FENCE
	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
	SIKA
	BOLLARD
	IRON ROD FOUND
	MONUMENT FOUND

DATE OF SURVEY

Field Completion: January 25, 2017

SURVEYOR

Prepared by TEC Surveying  
15c Tioronda Avenue  
Beacon, NY 12508



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

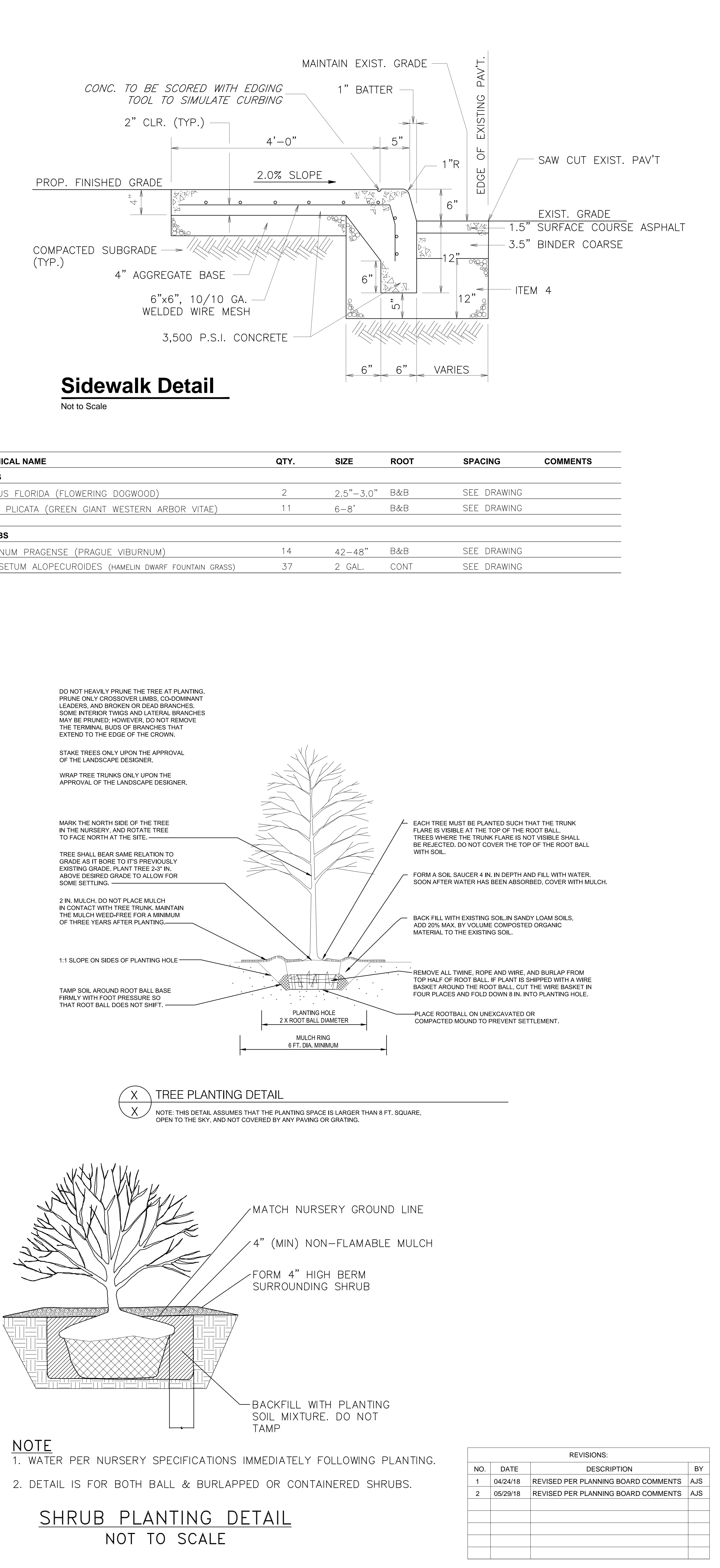
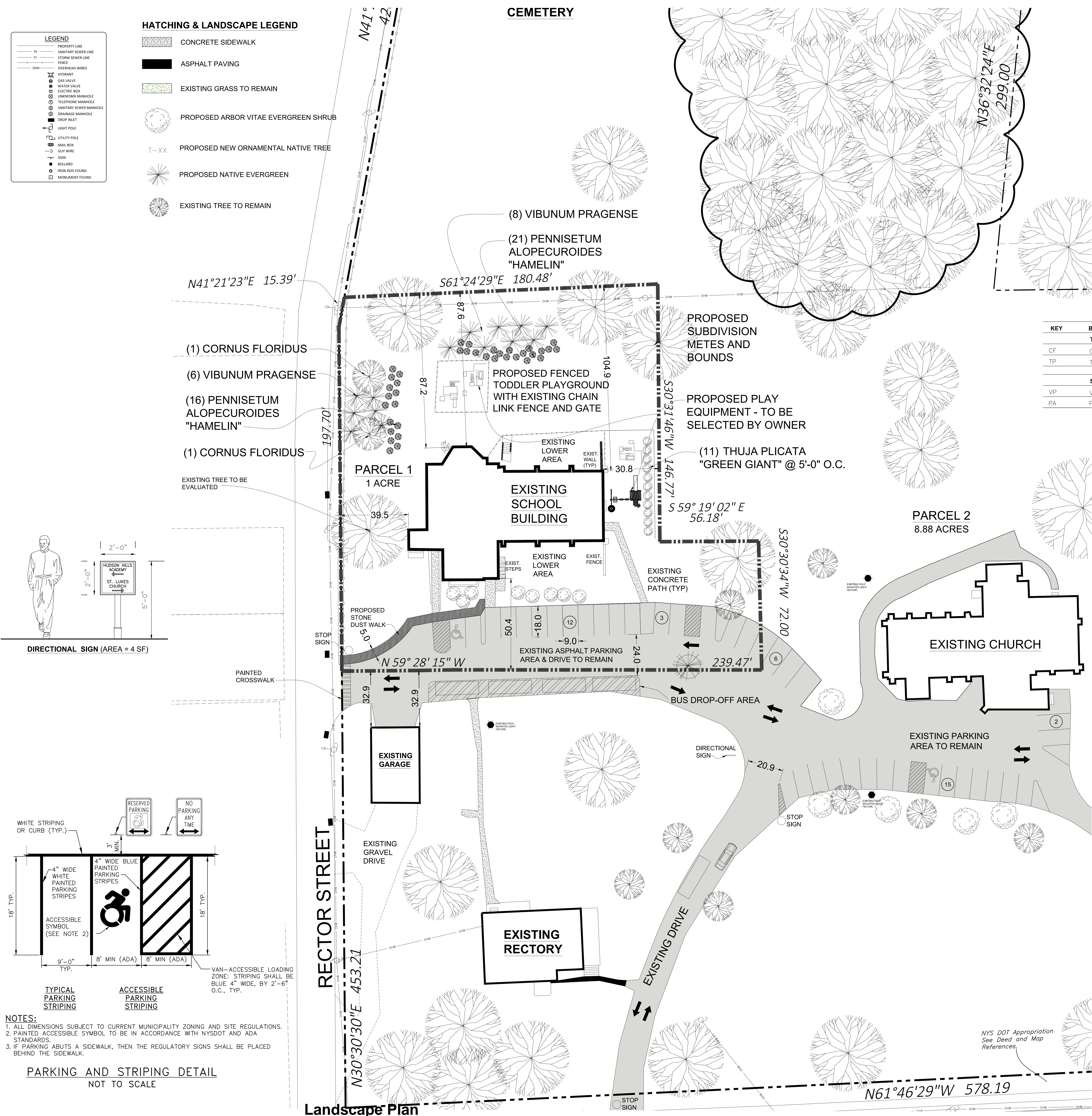
Survey

Scale: 1" = 30'

Sub-Division, Site Plan & Special Use Permit Application

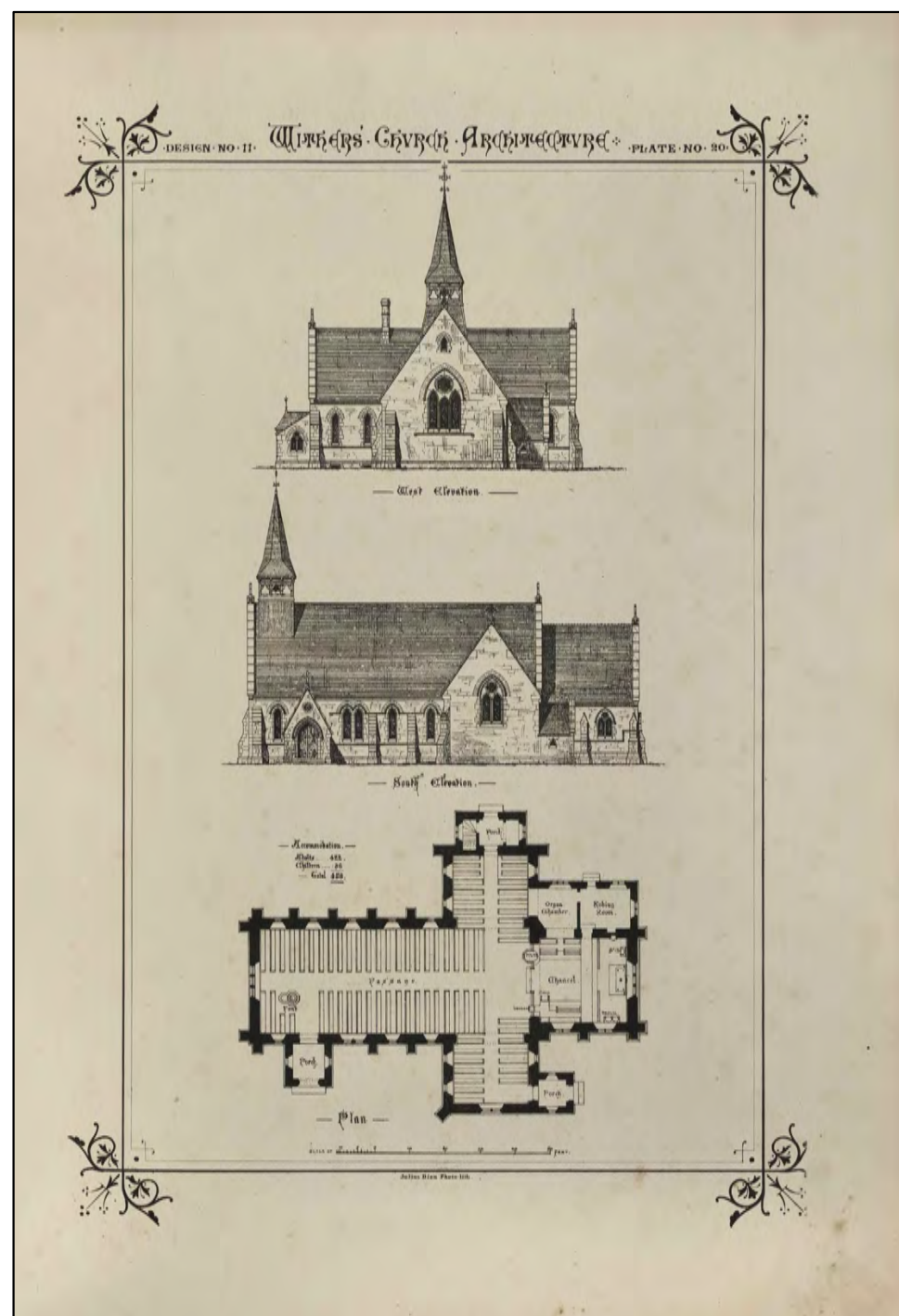
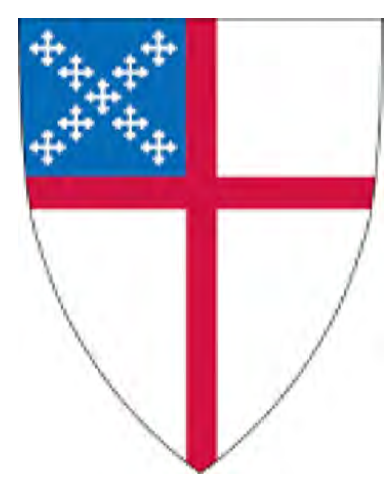
Sheet 2 of 4 - Existing Conditions Survey





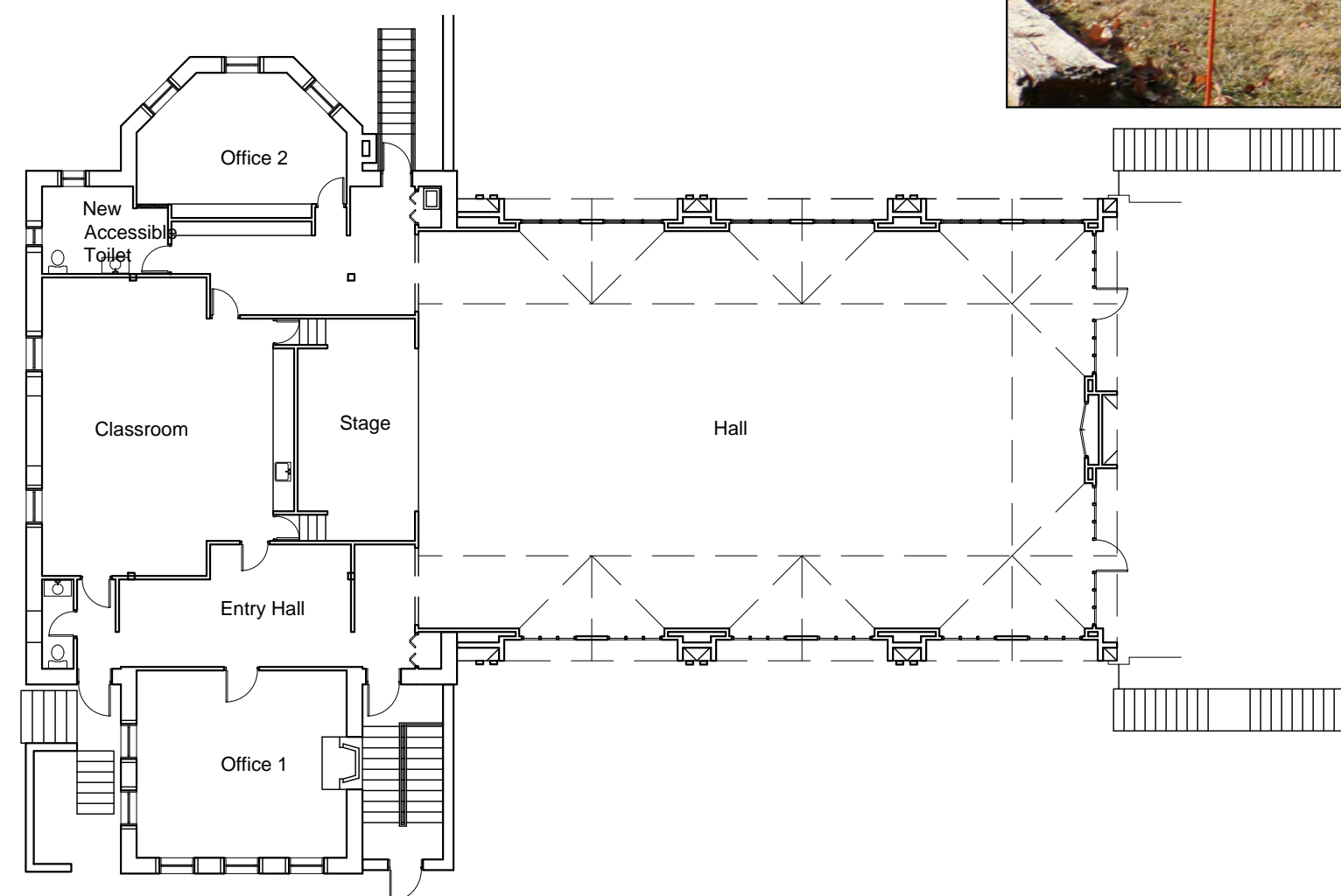
Sub-Division, Site Plan & Special Use Permit Application  
Sheet 3 of 4 - Landscaping Plan





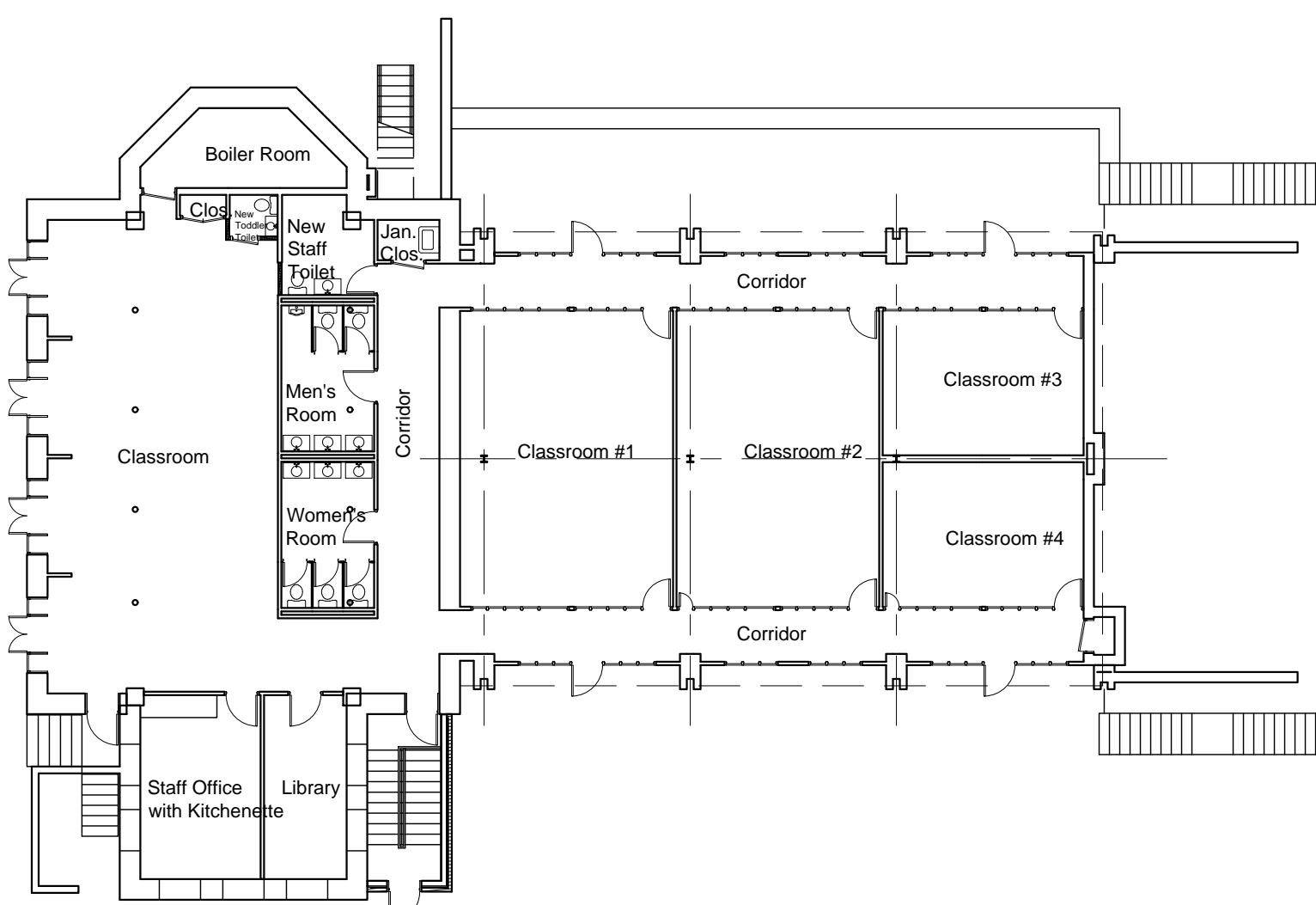
**Church Plan**

Scale: Not to Scale



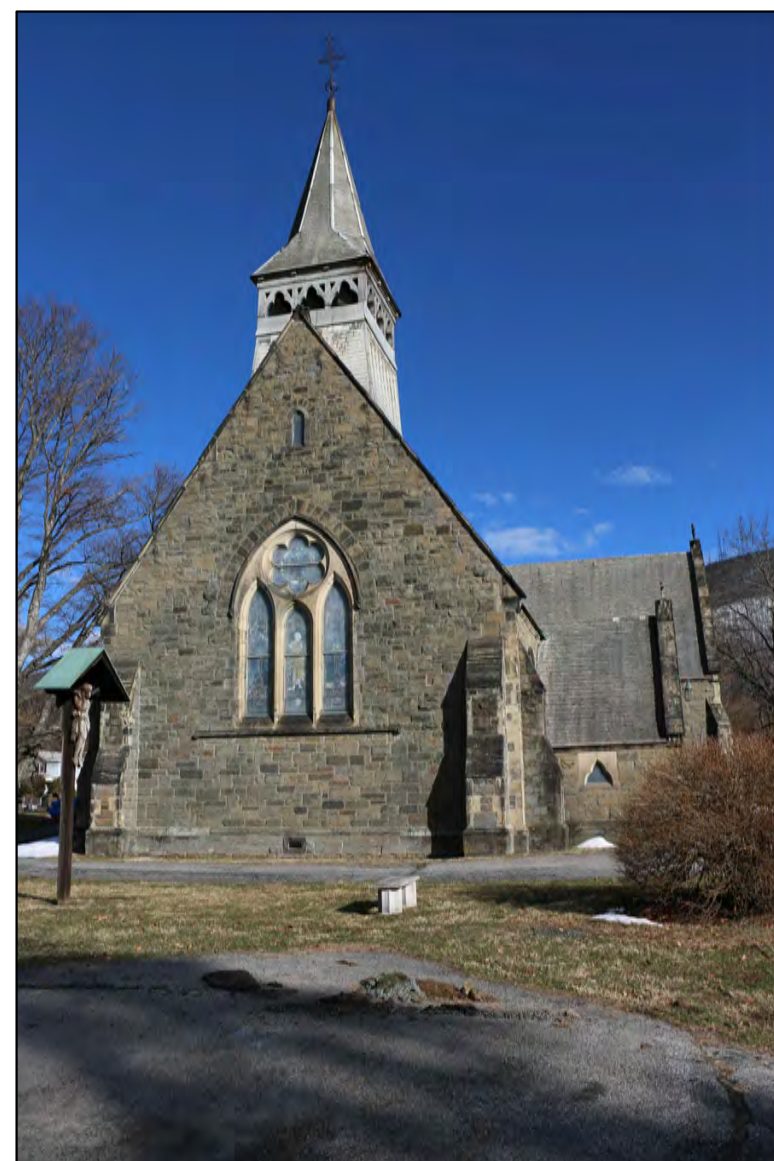
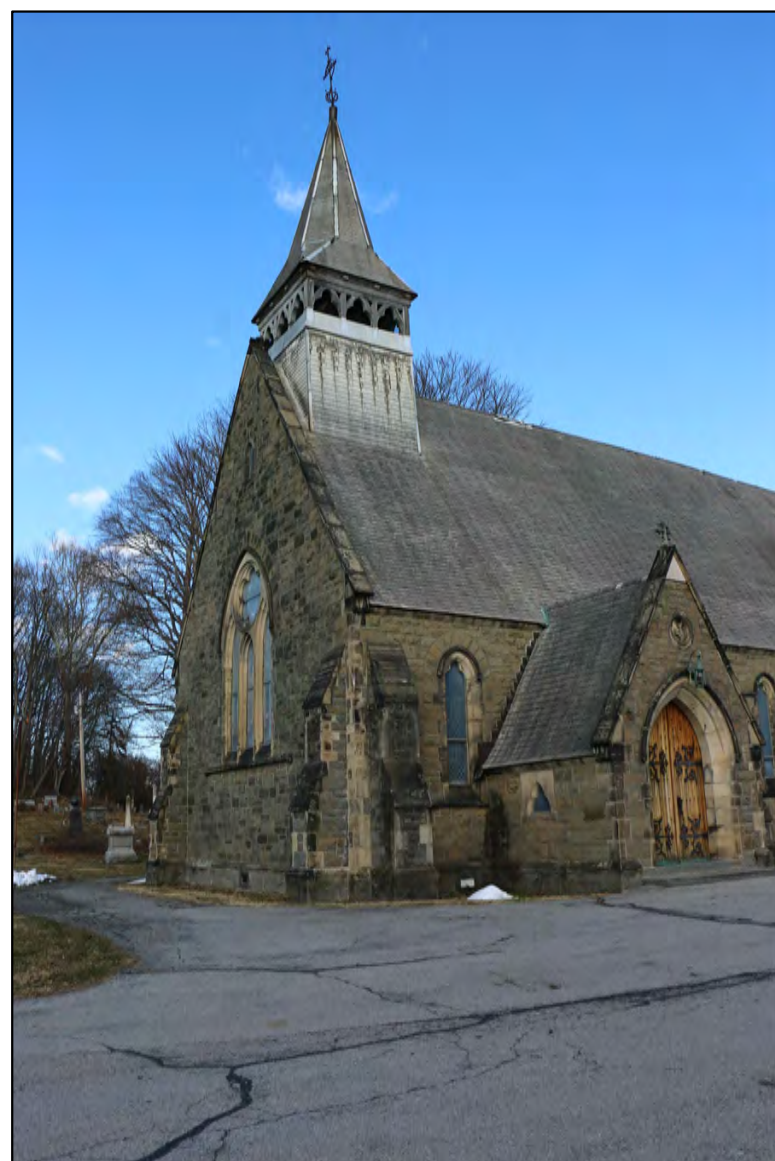
**Upper Level Plan: School**

Scale:  $\frac{1}{16}'' = 1'-0''$



**Lower Level Plan: School**

Scale:  $\frac{1}{16}'' = 1'-0''$



## Sub-Division, Site Plan & Special Use Permit Application

Sheet 4 of 4 - Plans, Elevations, Images

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