

ARYEH SIEGEL

ARCHITECT

John Gunn - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 850 Wolcott Avenue – St. Lukes Church / Hudson Hills Academy
Special Use Permit Application – Comment Letters

July 31, 2018

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated July 5, 2018; and in Lanc & Tully's Memorandum dated July 3, 2018 regarding the St. Lukes Church / Hudson Hills Academy application.

John Clarke Planning & Design Comment Responses:

1. The lot areas and setbacks have been coordinated throughout the drawings and tables
2. The crosswalk across Rector Street has been noted to be ADA compliant at both ends. The label arrows have been corrected
3. At the July Planning Board meeting, it was confirmed that school buses would enter through the existing Phillips Street entrance, and exit at the existing Wolcott Avenue entrance. Cars will enter and exit using the existing Wolcott Avenue entrance.
4. Comment acknowledged. There is no proposed change to the exterior of the building.
5. The City Council granted a Special Use Permit for the private school use in the residential neighborhood. The City Council resolution notes that the Planning Board should review the idea of a sidewalk between Wolcott Avenue and the site entrance on Rector Street. The Planning Board has already reviewed this, and determined that a crosswalk between the Rector Street entrance and the sidewalk on the West side of Rector Street is appropriate. Additionally, there are historic trees along Rector Street, planted by Sargent 150 years ago, that would interfere with the placement of a sidewalk. The suggestion to include a sidewalk that meanders through the trees would be a significant change to the historic nature and layout of the property, and is something the Church strongly opposes. The Applicant respectfully requests that the Planning Board re-confirm that the crosswalk to the west side of Rector Street is the appropriate solution for pedestrian access to the Rector Street entrance.

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Lanc & Tully Comment Responses:

General Comments

1. The Inflow & Infiltration Study has been provided with this submission
2. Easement and maintenance agreements have been submitted to the Planning Board attorney for review.
3. Construction details for traffic control signs and painted crosswalk have been added to the plans.

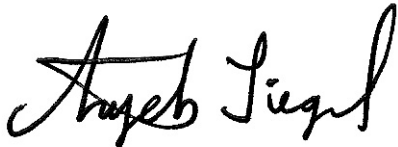
Subdivision Plat

1. The Applicant's attorney is preparing declaration of restrictive covenants related to shared uses on the site. The metes and bounds are now shown on the site plan, and in detail on the survey and subdivision plat
2. As discussed with John Russo at the July Planning Board meeting, the Applicant will submit a blanket easement for maintenance and access to utilities for the Planning Board Attorney's review in place of mapping the existing services to each building. The surveyor indicated that it would be very difficult to accurately locate the existing piping without extraordinary measures.

Site Plan (Sheet 1 of 4)

1. Water service lines have been added to the site plan. The Applicant will submit a blanket easement for maintenance and access to utilities for the Planning Board Attorney's review in place of mapping the existing services to each building.

Thank you. Please let me know if you have any questions.



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect