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August 2, 2018

Mr. John Gunn, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: St. Lukes & Hudson Hills Academy
850 Wolcott Avenue
City of Beacon
Tax Map No. 6054-45-120587

Dear Mr. Gunn:

The applicant is proposing to subdivide 9.88± acre parcel with an existing church and school building into two lots, so that the school building will be located on its own parcel. Our office has reviewed subdivision plat entitled "Subdivision Plat prepare for Saint Luke's Episcopal Church", last revised July 18, 2018, as prepared by TEC Land Surveying, along with the following plans for the site plan entitled "850 Wolcott Avenue – St. Luke's Episcopal Church & Hudson Hills Academy", as prepared by Aryeh Siegel, Architect:

- Sheet 1 of 4, entitled "Site Plan", with the latest revision date of July 31, 2018.
- Sheet 2 of 4, entitled "Existing Conditions Survey", with the latest revision date of July 31, 2018.
- Sheet 3 of 4, entitled "Landscaping Plan", with the latest revision date of July 31, 2018.

It should be noted that Sheet 4 of the set was not submitted. Based upon our review of the above referenced submittals, we offer the following comments:

General Comments:

1. Although the applicant has expressed concerns regarding the installation of a sidewalk on the easterly side of Rector Street due to the historic trees and the impact on these trees, we would recommend that the applicant have an arborist look at the existing condition of these trees to determine their current condition. If the trees are to be found in failing or poor condition, then the trees could be removed, and a sidewalk installed along this side of Rector Street. As a possible alternative, the Planning Board may wish to consider installing a walking path along the existing drive off Wolcott Avenue instead of having a cross-walk installed across Rector Street.
2. If it is determined by the Planning Board that the cross-walk is to be installed where shown on Rector Street, then the plans should be updated to provide construction details for accessible curb ramps.

3. The description for the Access Road Easement "Schedule A", along with "Diagram A" were not included in the submitted Declaration. A copy of the description (Schedule A) and the Diagram A should be submitted for review.

This completes our review at this time. Further comments may be forthcoming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector