

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

Date: August 9, 2018

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

I have reviewed a July 31, 2018 response letter and July 12, 2018 revised Project Narrative from Aryeh Siegel, a July 18, 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 July 31, 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. The front lot line of Parcel 1 should in both cases be Rector Street. The Plat measures the Parcel 2 yards from the Rectory, while Sheet 1 uses the Church.
2. Note 7 under the Hudson Hills Academy should state that buses will exit at the Wolcott Avenue driveway.
3. The Project Narrative on page 3 should state that the crosswalk will be across Rector Street.
4. The City Council, as part of its Special Permit approval, recommended that during site plan review the Planning Board should deliberate on whether a sidewalk or an ADA accessible walkway might be installed on the east side of Rector Street, avoiding the existing trees. The Council also recommended that the Planning Board request an opinion from the Traffic Safety Committee regarding a crosswalk across Rector Street at the driveway to the site. The Board should also copy the Highway Superintendent.
5. 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.

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
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Arthur R. Tully, P.E., City Engineer
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Aryeh Siegel, Project Architect