

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

Date: March 7, 2018

Re: **53 Eliza Street Site Plan**

I have reviewed the February 26, 2019 cover letter from Cuddy+Feder with several additional exhibits, including a September 27, 2018 Traffic Evaluation from Maser Consulting, February 26, 2019 response letters from Aryeh Siegel and Hudson Land Design, and a 6-sheet Site Plan set, with sheets 1, 2, and 4 dated February 26, 2019, sheets 3 and 5 dated August 28, 2018, and Sheet 3A dated September 23, 2018.

Proposal

The applicant is proposing to replace a non-conforming commercial use on a 0.696-acre parcel in the R1-5 zoning district with three multifamily buildings. On February 20, 2019 the Zoning Board of Appeals granted use and area variances for nine multifamily units on this parcel.

Comments and Recommendations

1. The two parcels directly to the rear and a sliver of this property were rezoned to R1-5 in June of 2018, so no part of this parcel is now in the RD-5 district. Note 2 on Sheet 1 and the Project Information table on Sheet 4 should be corrected.
2. The maximum height of buildings in the R1-5 district is limited to 2½ stories, so the architecture will have to be modified to meet this standard.
3. The front porches shown on Sheet 3A are more consistent with the surrounding single-family house types along the street, but according to Section 223-13 B, porches are considered part of the building in determining yard requirements. The front setback in the Bulk Zoning Table on Sheet 1 will need to be adjusted.
4. Under Section 223-13 K, the front setback can be less than the required 30 feet, if there is pronounced uniformity of alignment for the buildings along the same side of the street. The applicant should provide evidence for the requested front setback.
5. The overpass feature on the front building should be reviewed for architectural compatibility with the neighborhood and compliance with fire access requirements.
6. Once the architectural plans are modified, based on initial comments, they should be referred to the Architectural Review Subcommittee.
7. For a complete Site Plan review, the applicant should provide a landscaping plan with plant list and dimensions, building elevations with materials, colors, and building heights noted, typical floor plans, and trash enclosure details.

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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