

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

Date: April 4, 2018

Re: **53 Eliza Street Site Plan**

I have reviewed the March 26, 2019 response letters from Aryeh Siegel and Hudson Land Design, March 25, 2019 Infiltration and Inflow Investigation from Hudson Land Design, and a 10-sheet Site Plan set, with sheet 3 dated August 28, 2018 and all other sheets dated March 26, 2019.

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. 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.
2. The overpass feature on the front building should reviewed for architectural compatibility with the neighborhood and compliance with fire access requirements. As an alternative, Unit 8 could be placed behind Unit 9, rather than in an overpass.
3. Although the landscaped buffer between the northern parking area and the lot line on Sheet 1 is labeled as 5 feet, it needs to measure 5 feet. The ADA space and striped aisle can be 8 feet wide.
4. Note 6 on Sheet 1 should be corrected regarding a pending use variance and Survey note 11 on Sheet 2 should state the contour interval is 2 feet.
5. For a complete Site Plan review, the applicant should provide a landscaping plan with plant list and dimensions, building designs with materials, colors, and building heights noted, and typical floor plans. All the Sheet 1 lighting fixture locations should be labeled on the Site Plan.
6. Once the architectural plans are ready, they should be referred to the Architectural Review Subcommittee. Front porches should generally be 5-6 feet wide and the sidewalk should be connected to the porches.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, 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