

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

Date: May 9, 2018

Re: **53 Eliza Street Site Plan**

I have reviewed the April 30, 2019 response letters from Aryeh Siegel and Hudson Land Design and a 13-sheet Site Plan set, with sheet 3 dated August 28, 2018 and all other sheets dated April 30, 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 shall conform as near as practicable to existing structures on the same side of the street within 250 feet of the subject parcel. The applicant should provide estimated measurements for those adjacent buildings and front porches to justify the requested front setbacks.
2. The Architectural Review Subcommittee should review the design of the buildings, including materials, colors, depth of the front porches, and the proposed overpass feature for architectural compatibility with the neighborhood. The front and back dormers on the Eliza Street building may exceed the permitted building height.
3. Although the landscaped buffer between the northern parking area and the adjacent lot lines is labeled as 5 feet on Sheet 1, it needs to measure 5 feet from both side yard lines.
4. The ADA space and sign should be labeled on the Plan. The space and aisle may be 8 feet wide.
5. The Sheet 1 lighting locations do not show a L1B fixture and the recessed lighting fixture details should be included on the Site Plan.
6. The front sidewalk should be connected to the front porches.
7. The storage units and stairway under the overpass, as shown on Sheet 4, would unreasonably narrow the access sidewalks.
8. I recommend that two trees should be located in front near the sidewalk, as shown on the Sheet 3 rendering of the front building, that some plantings be included in front of Units 1 - 6 to help soften the large paved courtyard, and that additional screening be considered for the rear yards of the adjacent houses on Eliza Street.

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

John Clarke, Beacon Planning Consultant

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John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect