

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

Date: June 6, 2019

Re: **53 Eliza Street Site Plan**

I have reviewed the May 28, 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 May 28, 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. Since the applicant has provided an average measurement for these buildings, the Board should determine if the requested front setbacks are appropriate. I suggest that the building and porch setbacks match the adjacent house to the north.
2. At the Architectural Review Subcommittee meeting, the applicant agreed to several changes, which should be incorporated into the Site Plan sheets:
 - Providing walkway connections to the front porches;
 - Revising the front building colors to more muted choices;
 - Slightly setting back the middle section of the Eliza Street building; and
 - Lowering the front and back dormers to 35 feet on the frontage building, similar to other proposed dormers;
3. In the Zoning Regulations Table on Sheet 1, the front setback for units 7-9 should be revised to reflect the wider porches and any adjusted setbacks.
4. The second proposed tree along the frontage should be added to the Plant Schedule.

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