

****AGENDA****
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
April 4, 2019
7:00 pm

PUBLIC HEARING:

- 1. Dutchess Contracting Corp. – Area Variance**
Proposed increase unit count per acre
Proposed increase in lot coverage
Route 55 & Bishoff Lane
Hopewell Junction
Grid # 6759-00-494352 & 6759-00-478317
Zone: C-2



TOWN OF
BEEKMAN
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Town of Beekman Zoning Board of Appeals

Minutes of April 4, 2019

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, April 4, 2019 at the

Beekman Town Hall. The following members were present: Murray Johnson, Sarah Davis and Ciaran Bruen. Maria Rodriguez and Faye Garito were absent. Also present was secretary - Selene Haile.

Murray led the Pledge of Allegiance and noted the emergency exits.

Public Hearing:

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This application was adjourned from last month.

The County responded this is a matter of local concern.

They have been around since last August and the layout has changed few times. This application is for multi-family in the town center. They will bring water down from Dalton Farms and build a pump station for sewer.

This application was before the Planning Board and they were directed to come to the ZBA to increase the unit count and the lot coverage allowance in the Town Center Zone. It will be very expensive to bring water down from

Dalton Farms and they need to increase the unit count in order to cover the cost. The estimated cost to build utilities and sidewalks.....if about 2 million dollars.

The code is 12 units per 5 acres and they would like to increase that to 18.

This will bring water and sewer to the corridor.

The coverage variance is for 13% over the 50% allowed. This will be at 63% coverage. After the road is dedicated to the Town it will be at 62%.

They had a Public Hearing and have heard the neighbors' concerns about water and road construction and intend on being neighborly and respectful to their concerns.

Cairn asked how the other boards have responded to the layout.

It was stated that the majority of the Planning Board are in favor of the application and everyone is waiting for someone to bring the services down to the corridor.

Doug Florance from the Planning Board stated he had some concern about the 2 units close to Route 55 however after looking at the whole application he has less concern.

Murray made a motion to close the Public Hearing. Seconded by Sarah. All in favor. Motion carried.

Murray made a motion to grant 2 area variances. One for an additional 12.8% over the 50% coverage allowed.

The other variance is to allow the density to have an additional 30 units (60 units to 90 units). Seconded by Cairn.

All in favor. Motion carried.

Findings:

No impact - this is consistent with the Town Center

There is no alternative

The coverage variance is not substantial but the density variance is however it is not enough to deny

The Board has the balance to density with the fact that they are bringing down water and sewer costs.

There is no environmental impact - the applicant is aware of the neighbors' concerns and they will be addressed during the Planning Board process

This is not self-created

All in favor.

Murray made a motion to approve the February minutes. Seconded by Murray. All in favor. Motion carried.

Meeting closed.

Respectfully submitted.

Selene Haile

Secretary