



TOWN OF
BEEKMAN
New York

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Town of Beekman Zoning Board of Appeals
Minutes of August 12, 2020

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, August 12, 2020.

The following members were present: Chairman - Sarah Davis via zoom, Phil Capalbo and Linda Porter. Ed Powers and

Maria Rodriguez were not present. Also present was Selene Haile - Secretary.

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

PUBLIC HEARING:

1. Kindred Creeks Farms Inc. - Area Variance
8 Pleasant Ridge Road
Poughquag
Grid # 6858-00-185588
Zone: R-45

Mr. Cartwright approached the Board.

Proof of Mailings and Notice of Publication were provided.

This is an application for a variance for a shed to be used as a small farm stand to sell farm produce (vegetables, honey, maple syrup, turkey and eggs.

It will be 12 x 24 with windows and a door. They will advertise on Facebook. It will be seasonal May - December.

This is a permitted use however they need a front yard setback.

Phil stated the requirement is 50' but they would like to locate it 11'.

Sarah said she likes the location.

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

Mrs. Madeline Oshay from Old Route 55 asked some questions.

The applicant stated there are 67 parking spaces. All the produce sold will be grown on the property. They will also be selling flowers. He said the farm stand will interact with the event business they are planning on the property.

Mrs. Oshay said she was concerned about selling milk and eggs.

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

Sarah made a motion to grant a 49' front yard setback for a seasonal farm stand in a 12 x 24 shed located on the property. Seconded by Phil. All in favor. Motion carried.

2. HSC Poughquag, LLC - Area Variance
2537 Route 55
Poughquag
Grid # 6759-00-650278
Zone: TC

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

Notice of Mailings and Proof of Publication were provided.

Caryn - from Bohler Engineering and Ken - developer for HSC Poughquag approached the Board.

This application is in the Town Center Zone. This is a request relief from the Front yard setback code. The current buildings code states that buildings are to have 0-15' setbacks.

The Planning Board sent a favorable letter and referral to the Zoning Board for relief from that requirement. In their application the building would be setback 96.9 feet. If you look at the corridor on Route 55, most other properties are not at 0-15' mark.

They are subdividing 4.3 acres. The structures on the property to be subdivided are at 70' further back.

This is in line with neighborhood.

If they pull the building up to the street there is a possible Negative environmental impact because the truck for delivery wouldn't be able to turn around. That would increase the impervious surface so that the truck would work and they are trying to avoid the wetland 100 foot buffer in the rear.

The Planning Board is Lead Agency and declared a Negative Declaration at the last meeting.

It was stated they have 28 parking spaces. They have 9 spaces banked by code but would like to keep area green.

The applicant showed the Board where the septic is located.

There was no one in the audience for this application.

Sarah stated that no County Referral was sent by staff. It went for Planning but not for Zoning. She said she would like to know what the County says. It requires 30 days so this needs to be adjourned until the September meeting.

The applicant asked if they would consider granting a conditional variance approval. It was stated if something comes back with a negative response and there is an issue it would require a super majority to override it if negative.

Caryn asked if it was a 5 member board, do you anticipate no votes. Are there concerns they could address. Sarah said as far as hardship, the applicant hasn't bought the property yet. Sarah said she has a problem saying all the other properties look like that because they were built under a different zoning code.

Sarah stated she would like to know what the County thinks of the variance.

She said they could look at their answers to see if there was any other information to add.

Sarah said she would try to get the other members to attend the next meeting.

Sarah made a motion to adjourn this application to the September Meeting. Seconded by Linda. All in favor. Motion carried.

Sarah made a motion to approve the July minutes. Seconded by Linda. All in favor. Motion carried.

Sarah made a motion adjourn the meeting.

Meeting Adjourned

Respectfully submitted

Selene Haile

Secretary