



TOWN OF BEEKMAN PLANNING BOARD
Minutes of Thursday, August 17, 2023

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, August 17, 2023 at 7:00 PM at the Beekman Town Hall.

The following members were present: Chairman- John Frustace, Peter Poltrack and Faye Garito. Robert Lopane and Jayson Abbatantuono were absent.

Also present was Conservation Chair – Cliff Schwark, Town Engineer - Dan Koehler, Town Attorney - Craig Wallace and Recording Secretary- Aletha Bourke

J. Frustace- Meeting called to order 7:12pm
Noted the emergency exits
Led the Pledge of Allegiance
Called for a moment of silence for military and first responders

PUBLIC HEARING

1. Cemco Development Group – Lot 2 & 3 Boyd Re-Subdivision- Continuation
Pleasant Ridge Road
Grid # 6859-00-434759
Zone R-135

J. Frustace – Will be adjourned until September 21, 2023.

2. Pozzuto Lot Line – Site Plan
110 Frog Hollow Rd.
Grid # 6757-00-445645, 563722 & 500533
Zone R-45

J. Frustace – Will be adjourned until September 21, 2023.

F. Garito – Motion to adjourn Cemco Development to September 21, 2023. Seconded by P. Poltrack. All in favor.

P. Poltrack – Motion to adjourn Pozutto Lot Line to September 21, 2023. Seconded by F. Garito. All in favor.

D. Koehler – Also could take care of June 2023 minutes.

F. Garito – Motion to approve minutes as written for June 15, 2023. Seconded by P. Poltrack. All in favor.

DISCUSSION

- 1. Baker Hill Subdivision – Conservation Subdivision**
Baker Road
Grid # 6659-00-760142
Zone R-90

Alan Gilbert, Gillespie and Associates - We've illustrated the different slopes that are on the lots. Indicates on drawing the different shades of blue representing different slopes. Showing on current layout that most of the development will occur outside of the 15 and greater and almost all of it occurs outside of the 25 and 35. Seeking sketch plan approval. 5 lots. Indicates on drawing where conservation easement would start.

D. Koehler – It hasn't been shown yet but we could certainly give them some guidance. The concept of the conservation subdivision is to avoid steep slopes, preserve wetlands and buffers and preserve areas of erosive soil. Maintaining existing vegetation will help keep those slopes there. Suggests keeping a relatively tight open space line with next set of plans and preserve as many of those steep slopes as possible.

F. Garito - Questions regarding nearby conservation easement. Would tie in if so.

D. Koehler – Will find out about conservation easement adjacent to Heather Dr. The conventional layout established the five lots, done in April. This layout doesn't show those steep slopes, so I asked that be put on the layout. The concept is to stay out of the steep slopes as much as possible. Mike thought he would be able to speak to the applicant beforehand but the concept of bringing in the parcel that is down to the southeast; there is another one owned by Baker Road Associates that is super steep. The code calls for contiguous land to be incorporated where possible and, in this case, if you do that this land doesn't have a lot of development potential. It's super steep and you can't put a septic on anything more than 15% in Dutchess County. I don't believe there would really be much ability for it to be developed so if you bring it into this application you have two parent lots and five proposed lots so you would actually be paying less on recreation fees at the end of the day. Just run that by the applicant and consider incorporating that into the application as it moves forward. John mentioned about the open space line. In order to move forward there are some procedural steps to take. Come back in showing driveway profiles, all things shown on previous conventional, incorporate that into this plan assuming that the planning board accepts the conservation as a sketch approval. That would include open space and bringing everything up to §130-20 which is preliminary plat requirements: septic, grading and everything shown, I had suggested that the planning board may consider sketch approval and circulating to any involved/interested agencies per the draft circulation letter.

J. Frustace – Asks for questions.

F. Garito – Motion to grant conditional sketch approval. Seconded by P. Poltrack. All in favor. Motion carried.

P. Poltrack – Motion to circulate for Beekman Planning Board to serve as Lead Agency. Seconded by F. Garito. All in favor. Motion carried.

D. Koehler – Planning secretary will send out for circulation once documentation is received.

F. Garito – Motion to adjourn meeting. Seconded by P. Poltrack. All in favor. Meeting Adjourned 7:27pm

Respectfully submitted.
Aletha Bourke