

Town of Beekman Planning Board
Minutes of July 15, 2021

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, July 15, 2021 at the Beekman Recreation Center. The following members were present: Chairman - John Frustace Faye Garito, Peter Poltrack and Robert Lopane. Jayson Abbatantuono was absent. Also present was Town Engineer - Dan Koehler, Town Attorney - Paul Ackerman and Secretary - Selene Haile

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

Rob made a motion to approve the June minutes. Seconded by Peter. All in favor. Motion carried.

PUBLIC HEARING:

1. Stone Ridge Estates - Site Plan Revision
Antler Court, Biltmore Drive & Benton Moore Rd
Zone: R-45

Peter made a motion to re-open the Public Hearing. Seconded by Rob. All in favor. Motion carried.

John stated they will dispense with time limits up to a certain point, however there will be no exchange back and forth.

There is a plan with a map that has tree placements. It was provided by the homeowners. Dan said it matched what they had requested.

Brian Stokosa approached the Board. He stated he met with Dan on site. They discussed the drainage on the Cul-de-sac. They will follow the highway superintendents' recommendations. They provided a sketch for Dan to look at.

The only update is Sean submitted some additional trees.

John asked if anyone in the audience wanted to comment. No one came forward.

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

John said there are three issues:

- 1- Driveway easement
- 2- Street trees
- 3 - Trail

1- Driveway Easements:

Dan stated that all the easements have been filed.

The highway superintendent has suggested some changes to the Cul-de-sac. Dan said he is comfortable with the changes.

It was stated the driveway easements need to be extinguished since individual driveways were created.

Paul said the Board needs to resolve the 3 issues and have Dan prepare a resolution and make one motion.

2 - Trees

John said he went to the subdivision today to look at the placement of the trees. He noted that stakes were placed where the residents would like them located.

Rob said it is a good compromise, and if the community is happy he doesn't see a problem. Faye, Peter and John agreed.

3- Trails

John said in regard to the trail, he has walked it. He has done a lot of research and it is not a trail to nowhere. He stated the trail is part of the comprehensive plan for the future. He said the trail goes to Sylvan Lake and another subdivision with a lake and a trail. He stated the trail also goes to Greenhaven, to Springs of Beekman and at some point, to the Dutchess Rail Trail if you go the other way. He stated it can go to the Dalton Farm trail system.

Rob said he and Peter were originally on the Board when this was in development. He said he does recall a discussion for that these trails were for the community and the town. He said nothing else has changed that fact and now it is coming back to be re-visited. He said he feels it would set a precedent that should not be set to remove this trail now.

He said the Board would review an item because of issues have changed. However, there are no changes.

Rob wants it on the plan. Peter agreed with Rob

Faye stated that Rob and Pete were part of the process. She stated it is important to the master plan. She said when you look at other properties, they look for places they could place trails.

This is part of the current mindset, for recreation and health.

It was stated the trail is for everybody in Town and many residents love it.

Rob stated there were public hearings held at the time this was created.

The resolution would be voted on at the next meeting.

Not removing trail.

Dan said they also need to discuss the associated parking with trail. Rob said that would be included.

Faye made a motion to authorize the preparation an approval resolution removing the shared driveways, to amend the tree plan as submitted to the Board and not removing the walking trail, and the drainage changes referenced in Dans letter dated February 17, 2021. Seconded by Peter. All in favor. Motion carried.

Members of the subdivision stated they don't know where the trail is going to be placed since the stakes were not placed and work never done.

Another member of the audience stated that all this information came forward now and they are not allowed to speak because the Public Hearing is closed.

DISCUSSION:

1. Ment Residence - Special Use Permit
Grape Hollow Road
6756-00-671475

Zone: R-135

John Kalin approached the Board.

Dan prepared a draft resolution for a Site Plan and Special Use Permit.

There 6 conditions listed on page 3 of 4 which have to be completed before the site plan can be signed and also additional conditions prior to issuance of a building permit and prior to issuing a CO
Rob made a motion to grant Conditional Final Site Plan Approval and Special Use Permit in accordance with the Resolution dated July 15, 2021. Seconded by Peter. All in favor. Motion carried.

2. Greenhaven Road Solar Community - Special Use Permit
97 S. Greenhaven Road
6757-00-082660
Zone: C-3

The applicants approached the Board. This is a mixed use commercial lite industrial lot.

They have reviewed Dan's comments and will look at them further.

This parcel is 29.2 acres and only 3.44 will be used for solar.


This site is located across from Greenhaven Correctional Facility and west of the airport. (it was noted that is not used for an airport anymore)

They wanted to show the Board the layout. They showed an aerial photo and map. They showed the trees that will be removed completely. They are showing a 50' set back from the wetlands. There is a flood plain but it doesn't come into the fields where the panels are. There is under 12 acres of solar panels. The total is 14 acres when you count the road.

One of the conditions of property is access to the pond for firefighting use. The owner stated it is a seasonal pond and it dries up.

14 acres of disturbance on the 2 acres of proper

less than 1/2 acre of trees being removed.....2.87 total

 Dan said this the new Solar Electric System that is in the code -155.43 2 and this is first application since that has come into place.

The code stated that no more than 15% of total brush, trees and vegetation can be removed. This may need a variance. If you have 29 acres it would be 4 1/2 acres of potential clearing or require a variance.

Dan said it is a total of 15% of total existing brush, trees and existing vegetation which would be everything that is not paved.

This requires a Special Use Permit

Rob said a few years ago a lot of people were against solar panels. He asked the applicant if he thought the neighbors would be against this.

It was stated the applicant has already spoken to Ditron and they will take the neighbors into account.

Peter stated this won't be seen where it is located.

There was a discussion about trees, and what will be planted as a buffer.

Peter asked if they could have access to the property and suggested the Board take a look at where the fields are located.

Faye asked what the relationship is. The company has the will take care of the operation and maintenance. The current owner will remain the owner of the property.

NYSEG will take the electric, someone in the area can subscribe to this reduced electrify rate on the bill.

They need to provide a wet line delineation.

There is an existing Special Use Permit for heavy trucking. The applicant stated it hasn't been used in 5 years.

Dan said this is an initial look at this. They will have to go through all the standards. He said they will be seeking pollinated friendly wild flower mix. He said it is important that the Fire Department needs to understand shut off switches and whatever they need to know. He stated he wants to make sure all the existing uses are shown on the zoning table. (Including residential) He said they will need a SWPP since there is more than an acre of soil disturbance. This is in an Ag district - 10 acres will be a Type I action.

Dan stated they need to provide information to determine SEQRA and enough info to circulate for Lead Agent.

There was a discussion as to whether this solar is considered part of the Agricultural farming.

Dan said you would still need the approvals.

Peter made a motion to close the meeting. Seconded by Rob. All in favor. Motion carried.

Meeting Adjourned

Respectfully submitted

Selene Haile
Secretary