



TOWN OF
BEEKMAN
New York

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Town of Beekman Zoning Board of Appeals
Minutes of July 2, 2020

The Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, July 2, 2020 at the Beekman Recreation Center. The following members were present: Chairman- Sarah Davis, Linda Porter and Phil Capablo. Ed Powers, and Maria Rodriques were absent. Also present was Secretary - Selene Haile

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

PUBLIC HEARING:

1. 11 Lyndsey Lane - Area Variance
Proposed variance for a pool
11 Lyndsey Lane
Poughquag
Grid # 6759-00-990432
Zone: R-45

Mr. Delfreste - from Rainbow Pools approached the Board.

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

Proof of Publication and Notice of Mailings were provided. Due to the shape of lot and the septic location this is the only place the pool can be located. This will require a side and rear yard variance. Sarah said she had a variance for a side yard variance and this is actually a rear yard variance. She state she oesn't think she has the power to change his denial. She is going to grant both. The property is fenced in. The neighbors also have a pool.

Sarah made a motion to grant a side yard variance of 3ft and a rear yard variance of 18 feet for an in ground pool to be 17 ft from the rear lot line and 113 feet 11 inches side lot and 143 feet 3 inches form the other lot line as proposed.

Seconded by Linda. All in favor. Motion carried.

2. 9 Fair Haven Court - Area Variance

Proposed variance for a pool
9 Fair Haven Court
Hopewell Junction
Grid # 6759-00-240520
Zone: R-45

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

This is an application to put a pool in front of the house due to the septic fields. Due to the property, there is no other place to locate the pool. It was stated this would not affect anybody where they are proposing this pool.

Sarah made a motion to grant an inground pool in the front yard at 9 Fair Haven Court. Seconded by Phil.

All in favor. Motion carried.

PRESENTATION:

1. HSC Poughquag, LLC
Proposed Subdivision and Site Plan
2537 Route 55
Poughquag
Grid # 6759-00-650278
Zone: TC

Caryn - Engineer for project

Ken from HSC LLC

The applicants approached the Board.

Caryn stated she met with the Planning Board for a site plan review. They are proposing to divide a 4.3 acre parcel on Route 55 in half. One parcel will remain with the current owner and the other is for a proposed Dollar General retail store. The store will be 9,100 square feet. There is a new curb cut proposed with the DOT. They are proposing 28 parking spaces. The code requires 37, however they can ask for a waiver from the Planning Board to land bank the other 9 spaces. They feel that 28 parking spaces are sufficient. Front yard setback which is the reason they are here tonight says in the bulk table minimum is to be 0-15 feet. The applicant stated they were sent with a positive recommendation from the Planning Board. If they pull the building to the road as the code states then their truck maneuver wouldn't work. The truck would have to back onto Route 55. They would also have to add impervious surface for the truck and this would keep green space.

They are below the 50% of impervious surface but would like to stay below and have the green space. It was also stated that there is a State wetland with a 100 foot buffer and the pavement would extend into that buffer if they pull building forward. The applicant stated that the Planning Board talked about that there was a plan to revise the code at some point. She stated that she is here to get the Board's thoughts. This would go to a Public Hearing next month.

Sarah asked if they got a recommendation from County. The engineer stated it was a long sheet but not a denial. She stated the only comments related to Site Plan. She will provide the Board with a copy of that.

Ken stated this is a traditional retail design. They feel the area will make use of this Dollar General. If the building is in front and the parking behind the building it is not the safest. There is also the problem with the truck being able to maneuver. Sarah said the issue of safety is something that is a good argument for the Town Board. Ken asked if she is saying the Zoning Board can't address. Sarah said she isn't saying they can't grant a variance she just wishes the regulations didn't exist. She stated they are the first people to come in for a variance. There is on site septic. They will only use 100 gallons of water a day. Linda asked about maintenance for septic and outside area. Sarah said those are enforcement issues. Phil asked about expansion on Route 55 which is currently 2 lanes and is there enough room to make more lanes. Ken said there is plenty of room, there is a right of way. Sarah agreed. Normal hours of operation are 8AM to 10PM.

The applicants asked the Board if they were generally on board with the application. The Board stated they couldn't answer that and would have to have the presentation during the Public Hearing to make a decision.

Sarah made a motion to close the Meeting. Seconded by Phil. All in favor. Motion carried.

Meeting Adjourned

Respectfully submitted

Selene Haile

Secretary