

****AGENDA****
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
June 6, 2019
7:00 pm

REVIEW MINUTES: May 2019

ADJOURNED:

1. **O'Mara Family Farms, Inc.** – Area Variance
Proposed variance to NYS Town Law 280a
Rear of 796 and 798 Beekman Road
Poughquag
Grid # 6658-00-498395
Zone: R-45

Adjourned to July 11, 2019

PUBLIC HEARING:

1. **Norman Von Wettberg** – Variance
Proposed variance for front yard setback
Lot B, Buck Drive, Patricia Moore Subdivision
Poughquag
Grid # 6859-00-545147
Zone: R-135



TOWN OF
BEEKMAN
New York

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Town of Beekman Zoning Board of Appeals
Minutes of June 6, 2019

The Town of Beekman Planning Board of Appeals met for their regularly scheduled meeting on Thursday, June 6, 2019 at the Beekman Town Hall. The following members were present: Murray Johnson, Ed Powers, Ciaran Bruen and Maria Rodrigues.

Also present was secretary - Selene Haile

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

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

Notice of Publication and Proof of Mailings were provided.

There was a discussion as to whether all the correct neighbors were notified.

This lot was created after the original Past Subdivision. The lot was created the existing house and this lot was subdivided off.

The subdivision was a cluster development so there is a 75' front yard setback instead of the 100'.

The applicant would like to build a zero energy house with solar collectors on a Cape Cod roof. He would like the house to be 25' forward so there is less shading. The solar panels will cover the roof.

Moving the house forward makes sense because the house is no longer in neighbors backyard. The neighbor's wife thought it made sense

The applicant stated there are 6 beautiful maple trees and they will be able to save them by moving the house forward.

He also stated the fourth reason for having the house forward is he wants to grow their own vegetables and this would be a better area for a garden

Maria asked how it lines up with the other houses on Buck Drive. It was stated that 4 houses on Buck Drive are 75' to 85' from the property line.

The house will be angled to get the most from the solar panels. He stated everything they are trying to do fits into the Town plan.

Vinny Bellissimo - Buck Drive stated he never got the letter about the meeting and he lives no more than 200' from this property.

He said his concern is that it was a subdivision and then this parcel was split off from the existing lot with a house on it.

He stated why was this done after the subdivision? He stated the subdivision has deed restrictions and the houses are supposed to have a certain square footage.

The applicant stated that he is building a Cape Cod style home and it will be 2250 square feet. He was told by the Town Building

Officer that it could be between 1000 and 3750 square feet.

Carmin Dosomo - 43 Buck Drive said he has the same concern. He stated when this lot was subdivided from the existing home he thought it would have conform to the subdivision.

It was also stated that at the Zoning Board when this was subdivided this was all discussed.

The applicant said that when you include the full basement it will be bigger.

Nick Gazivoda - 38 Buck Drive stated he has the same concern.

It was decided that this should be adjourned to next month. The applicant was asked to provide the documents.

Murray stated she will look into getting the minutes that dealt with the subdivision this lot.

There needs to be clarification as to whether the correct people were notified.

Murray made a motion to adjourn this until the July Meeting. Seconded by Maria. All in favor. Motion carried.

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

The July meeting will be on July 11th.

Murray made a motion to close the meeting. Seconded by Maria. All in favor. Motion carried.

Meeting Adjourned.

Respectfully submitted

Selene Haile