

TOWN OF BEEKMAN PLANNING BOARD  
MINUTES OF THURSDAY, MARCH 18, 2021

The Town of Beekman Planning Board met for their regularly scheduled meeting via Zoom on Thursday, March 18 at 7 PM.

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

Also present was Town Engineer - Dan Koehler, Town Attorney - Paul Ackerman and Secretary - Selene Haile.

John led the Pledge of Allegiance

PUBLIC HEARING:

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

The Board will adjourn the public hearing, it will be open next month because there are some items that need to be addressed.

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

Brian Stokosa stated the application is to remove the trail system, the parking area and the shared driveway easements. The Platt will be amended. The applicant is making every effort to make the road ready for dedication by the Town.

Mr. & Mrs. Tramadini - (14 Antler Court) stated they were in agreement about the removal of the trail. They also expressed concern about the parking area. They stated they don't feel it is safe.

Bao Chuong stated he is concerned about the trail for safety reasons and feels it needs to be removed. He also feels it will cause adverse environmental impacts.

Faye made a motion to adjourn the Public Hearing until next month. Seconded by Peter. All in favor. Motion carried.

DISCUSSION:

1. HSC Poughquag, LLC  
2537 Route 55  
6759-00-650278  
Zone – TC

Caryn from Bohlner Engineering and Ken Fiorisi from HSC were present.

They have changed the size of the Holly Bushes to be larger as requested and now shown on plan. They received the DEC permit for disturbance in the rear of site. They updated the plan and subdivision map as per Hudson Land Design comments. They see no issue with the comment letter from Dan today. They did see the draft resolutions for this evening and would like to move forward.

Dan stated the Board said he sent draft resolution to the Board for review. He said he sent a revised draft.

Rob made a motion to grant Conditional Subdivision Platt Approval. Seconded by Peter. All in favor. Motion carried.

Rob made a motion to grant a Site Plan Approval. Seconded by Faye. All in favor. Motion carried.

2. Mulvey & Bhambree  
Clove Valley Rd  
6759-00-465462  
Zone – TC

Stephan Whalen - engineer for applicants and applicants were present.

This application is for a new mixed use building (7500 square feet) on the corner of Clove Valley and the Town Center Road.

The building will be two stories. The second floor would be a residence (3000 square feet) and the first floor would be used an indoor recreation.

He stated he received the letter from Hudson Land Design and he will address all the concerns. He said this initial presentation to see if the Planning Board would accept a project like this. He will move forward with a more developed plan.

The owners will live there and this is for a training site.

He stated they wanted to locate the building in the center of the property to provide 14/15 parking spaces. They want it to be semi private and want access around the entire building. They were trying to mimic the library across the street.

Nitasha said they are professional film makers and they want to move and expand their business. They want to provide training for actors and stunt performers in the industry. They also want to film some of their own projects at the location. In addition they would like to open it up to local fitness for people to train their clients. They will reside in the residential part.

Dan stated this is a mixed use building and it is approval by site plan in the Town Center District.

He stated that 155-9 is the design Town Center principals. It is preferred in that the building be up close to the road and that parking is behind and hidden. This is a corner lot. This would push the building way up to the corner because of that. He stated there the Board has to look at design issues and should give the applicants guidance as early as they can.

Faye said in keeping with the library which is placed in an excellent position on that property, this building should be centrally located also to give a better effect.

Rob said it is not a bad idea to hide parking in back of the beautiful architecture of the building they are showing. He said being consistent with the library is also a good idea also. He isn't ready to think parking should be right up front. He said certain business do need that.

He said the proposal of what they are proposing is a great fit for Town Center.

Peter said the parking should emulate the library. He said the setback issues probably need to go to the Zoning Board. He stated based on the decision on Route 55, the Board does not feel that everything needs to be 15 feet from the road even if it is in the zoning.

Jayson agreed and would like something similar to the library.

Faye said each property is going to be unique. She said this is an opportunity to enhance that entrance on Town Center Road. Faye asked what they feel the parking needs will be.

Declan said he thinks mirroring the library is a good idea. He said he was considering the other side has residents so they were going to leave the backside more rural and quiet. They were going to put their traffic facing the library and Clove Valley Road. They said they could flop some parking to the other side to mimic the library

Because this is a corner lot, both sides are front yards. Whichever the front the building faces becomes the front.

Stephan said they could mirror the image of the library. They could add to landscaping to buffer rears of adjacent house to protect the neighbors Rob said to keep trees and John agreed

John said this would require sidewalks.

Peter said he liked the idea of the building being kitty cornered facing the intersection and angling the building. Stephan said he would take a look at that.

It was stated there would be about 20 to 30 people per day.

It was asked if this would require a variance for height and it was stated that it is just under the threshold.

This will be a pre-manufactured metal building.

The applicant asked if it could be larger than 7500 square feet for example 10,000 square feet. There is a tax incentive in their industry for a larger building.

Rob said he would be concerned it didn't look like a big box building. The applicant would break up the roof line. It was stated this is only 5% coverage and 25% is allowed.

Dan said if it gets large enough you have to look at sprinklers and your own source of water for fires. Stephen said they are already going to have fire separation walls. They will have to address those concerns.

Dan is going to look into the utility easement.

Faye said she is excited to this project.

Dan said the intent for the next meeting is to circulate to other agencies.

#### EXTENSIONS:

1. Alaina Estates Residential Subdivision  
Beekman-Poughquag Road  
6758-00-642721  
Zone R-45

Brian Stokosa - engineer for the applicant.

This has been around several years. There have been many financial ups and downs. This will have water from Dutchess County Water & Wastewater. The applicant was granted an extension in September or October. He said that since then they have made progress with Dutchess County Water & Wastewater. They have worked with them on the pump station and they have come to an agreement.

He said they have made a lot of progress in the last few weeks. He said the biggest hold up has been the continued discussions with

Dutchess Water and Wastewater.

The applicant has secured a reputable builder in the area for this project.

Paul said that another delay was with his office and it involved the units which are deemed moderately priced housing in the code. The code is very vague and there have been discussions on what it means and how it is handled. He stated he believes it is resolved now, but it was a part of the delay.

The applicant is asking for two 90 day extensions.

Dan Cappellino

Peter made a motion to grant two 90 day extensions. Two 90 day extensions brings you to October 2, 2021. Seconded by Rob. All in favor.  
Motion carried.

Rob made a motion to approve the February Minutes. Seconded by Faye. All in favor. Motion carried.

Meeting Adjourned.

Respectfully submitted  
Selene Haile.  
Secretary