

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

PUBLIC HEARING:

- 1. Dutchess Contracting Corp. – Area Variance**
Proposed increase unit count per acre
Proposed increase in lot coverage
Route 55 & Bishoff Lane
Hopewell Junction
Grid # 6759-00-494352 & 6759-00-478317
Zone: C-2

Town of Beekman Zoning Board of Appeals
Minutes March 7, 2019

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday March 7, 2019 at the Beekman Town Hall. The following members were present: Murray Johnson, Ed Powers, Maria Rodrigues and Sarah Davis.
Murray led the Pledge of Allegiance and noted the emergency exits.

Public Hearing:

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Zone: T-C

Proof of mailings and Proof of Publication were provided.

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

The applicant explained that this application has been before the Planning Board for several months and this is the resulting site plan. Variances were identified as a request to increase maximum density from 12 units per acre to 18 units per acre. The applicant is also requesting a 12.8% variance of lot coverage. The proposed site plan will include expanding the Dalton Farm sewer district down to Route 55. This will be a benefit to the Town in that there will be enough sewer capacity to develop other properties along Route 55. The increased density is to offset costs of expanding the sewer district. The additional coverage allows the site to meet the parking requirement for the Zone.

The Zoning Board had questions regarding lot coverage, parking available and the capacity of the sewer/water district expansion.

Murray opened the meeting for Public comment. Residents from Biscoff Lane were present as well as Mrs. Bogardus.

Questions were raised concerning run off from the site. Residents currently experience water problems. The public was concerned about the moving of their Road and how this new Town Road would affect the access to their homes. The applicant explained current regulations require that site development include no run off from the site. The applicant explained the development of a Town Road and how this affects the current access to Bishoff Lane.

Murray advised the residents to also attend the Planning Board Meetings.

The Board asked for information regarding how much percentage is the Town Road adding to proposed lot coverage and was there dollars and cents numbers that could be provided concerning the cost of infrastructure development.

Murray made a motion to adjourn the meeting until April 4, 2019 so that additional information may be provided by the applicant. Seconded by Ed. All in Favor. Motion carried.
Meeting Adjourned.