AGENDA
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
May 2, 2019
7:00 pm

REVIEW MINUTES: February & March 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 June 6, 2019

PUBLIC HEARING:

1. **Thomas & Jessica Klee** – Bulk Variance
   Proposed Building Garage
   1162 Beekman Road
   Hopewell Junction
   Grid # 6759-00-2000018
   Zone: R-45

2. **Thomas and Shari Wall –** Area Variance
   Proposed Porch
   309 Old Route 55
   Poughquag
   Grid # 6858-00-236217
   Zoned – R-135

3. **Christa & Matthew Kennedy –** Area Variance
   Proposed In-ground Pool
   183 Martin Road
   Lagrangeville
   Grid # 6659-00-490238
   Zoned – R-90

TOWN OF
BEEKMAN
New York

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Town of Beekman Zoning Board of Appeals

Minutes of May 2, 2019

The Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, May 2 2019 at the Beekman Town Hall.

The following members were present: Murray Johnson, Faye Garito, Sarah Davis, Maria Rodrigues and Ed Powers. Also present was Secretary - Selene Haile

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

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 June 6, 2019

PUBLIC HEARING:

1. Thomas & Jessica Klee – Bulk Variance

Proposed Building Garage

1162 Beekman Road

Hopewell Junction

Grid # 6759-00-2000018

Zone: R-45

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

Notice of Publication and Proof of Mailings were provided.

No County Referral.

This application is to build a 40' x 50' detached garage. They have talked to all their neighbors and there are no objections. This is for storage of cars and house items. They will not be running a business out of this garage. There will be gravel to the garage, no black top. There will be upstairs storage. They will store a collection of cars and a motorhome in the garage.

The house is 2732 square feet and the garage is 2000 square feet. This is 36.6% which is 11.6% over the allowed 25%.

The garage is about 15' high and the garage doors are 11 feet.

There was no one in the audience for this application.

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

Murray made a motion that this application is a type II and no further SEQRA action is required. Seconded by Sarah. All in favor.

Motion carried

Murray made a motion to grant an 11.6% variance over the allowed 25% allowed for a 40'x50' detached 3 car garage. Seconded by Faye.

All in favor. Motion carried.

No undesirable change to neighborhood - this is secluded and not visible from the road.

This is an improvement to the property

All the neighbors are okay with the application

There is no feasible alternative due to layout of the property

The variance is not substantial

This is not self-created due to the layout of the property

There is no adverse impact on the neighborhood

All in favor.

2. Thomas and Shari Wall – Area Variance

Proposed Porch

309 Old Route 55

Poughquag

Grid # 6858-00-236217

Zoned – R-135

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

Notice of Publication and Proof of Mailings were provided.

This house was built in the late 1800's and was built before zoning. It is a single family 2 story residence. This parcel has an unusual shape and is preexisting non-conforming. They would require a variance to do anything.

This is the R-135 zone with a front yard setback of 100' and rear yard setback of 60'. The existing structure does not conform.

The applicants would like to add a porch and a deck. They can't put it on the side due to the well and the septic is on the other side.

They are going to place the stairs on an angle to have minimum disturbance near the septic.

This requires 2 variances - a 35' rear yard variance and an 88' front yard variance.

There was no one present in the audience for this application.

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

Murray made a motion that this application is a type II and no further SEQRA action is required. Seconded by Sarah.

All in favor. Motion carried.

Murray made a motion to grant 2 variances for a wraparound porch - one a 35' rear yard variance and an 88' front yard variance. Seconded by Faye. All in favor. Motion carried.

Findings:

This is an improvement to the property and neighborhood

This is a substantial variance but due to the age of the house and the zoning it is not unreasonable

There is no alternative due to zoning, well and septic

Anything done needs a variance

There is no adverse impact on the neighborhood

This is not self-created

3. Christa & Matthew Kennedy – Area Variance

Proposed In-ground Pool

183 Martin Road

Lagrangeville

Grid # 6659-00-490238

Zoned – R-90

Faye stated she is familiar with the applicant but has no financial relationship and can make a fair decision. The Board agreed.

Notice of Publication and Proof of Mailings were provided.

This is an application for an unground pool. This is in the R-90 zone and there are 30' side setbacks. This area was up-zoned.

The applicant has a stone patio and rock wall in the rear and on one side there is the septic. The property is tree lined.

There is undisturbed land in the rear. They will need a 15' side yard variance.

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

Murray made a motion that this application is a type II and no further SEQRA action is required. Seconded by Sarah.

All in favor. Motion carried.

Murray made a motion to grant a 15' side yard variance for a 40' x 20' in-ground pool. Seconded by Sarah.

Findings:

There are no undesirable change - this is an improvement

The location makes sense - it will be part of the already existing patio and if placed further back it would disturb the natural woodland. It can't be placed on the other side due to the septic.

This property was re-zoned

There is no adverse impact

Other neighbors have pools

The variance is not substantial due to it being rezoned.

This is not self-created due to layout of property and zoning

All in favor.

Murray made a motion to approve the February, March and April minutes. Seconded by Sarah. All in favor. Motion carried.

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

Meeting adjourned

Respectfully submitted

Selene Haile

Secretary