



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of May 5, 2022**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, May 5, 2022 at the Beekman Recreation Center at 7 PM. The following members were present: Chairman: Mersin Capollari, Maria Rodrigues, Linda Porter, Ed Powers and Stella Slattery. Also present was Town Attorney - Dan Speranza and Secretary - Selene Haile.

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

Mersin made a motion to approve the April Zoning Board Minutes. Seconded by Linda. All in favor. Motion carried.

PUBLIC HEARING:

1. Ashby Place - Area Variance
40 Ashby Place
Grid # 6758-00-691254
R-45

Matthew Brennan approached the Board.

He stated he handed in the certified mailings and Notice to the Town.

He explained this application is for a 30' x 30' garage and a front portico. The plans the Board have in front of them were for some additional changes and increase of square footage to his house but they will not be occurring. He explained he intended on putting in an accessory apartment for his Mom, but she has since passed away. The basement is finished so there is no garage. The garage will be attached with a breezeway. He will have pull down stairs to access the above but it will just be storage space. It will be a small space due to the pitch of the roof. The garage will have electricity but no water/septic. He stated the existing driveway is located there. There will be a small breezeway between the house and garage.

He explained he needs to build the portico because when the front door is opened he comes right to the steps.

Mersin asked about water run-off. The applicant will have drainage put around the area.

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

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

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

Dan asked the applicant why the garage couldn't be placed on the other side which would not need a variance. The applicant stated it would not be cost effective or practical. It would require a lot of grading and the driveway is on the side he is proposing.

It was stated this will not change the character of the neighborhood. The home is in the center of the lot and there is a downward slope.

This can't be achieved by any other means. The driveway is located on this side. It would be very expensive to locate it on the other side.

The variance is not substantial.

The neighbors have no issue with this.

There is no adverse impact and it is not self-created.

It was stated the garage is the same height or slightly lower than the house.

Mersin made a motion to grant a 7' front yard variance for a portico and 12' side yard variance for a 2-car garage with a breezeway (attached). Seconded by Linda. All in favor. Motion carried.

Mersin made a motion to close the Meeting. Seconded by Maria. All in favor. Motion carried.

Meeting Adjourned.

**Respectfully submitted.
Selene Haile
Secretary**