

**Town of Beekman Zoning Board of Appeals  
Minutes of April 5, 2018**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, April 5, 2018 at the Beekman Town Hall. The following members were present: Murray Johnson, Faye Garito, Sarah Davis, Ed Powers and Maria Rodrigues. Also present was Secretary - Selene Haile.

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

**PUBLIC HEARINGS:**

1. Michael Boccia/Patricia Marino  
Proposed lot line alteration (minimum road frontage)  
59 & 6- Cypher Lane  
Grid # 6758-00-032191 & 6758-00-004160  
Zone: R-45

Steven Alleck approached the Board.

Notice 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.

Mr. Alleck explained that both Boccia and Marino have frontage on Cypher Lane. and as it exists now it is non-conforming.  
This application is for a lot line alteration.

Boccia's (59 Cypher Lane) road frontage is currently 24.6 feet and will be increase to 66.31

Marino's (60 Cypher Lane) road frontage is currently 56.64 feet and will decrease to 15.03. This is a rear lot.

The history is that when Boccia was built there was a 50' receive strip for a road to be built to the rear property.

Boccia was given an easement to this strip. Later on Marino's house was built on that rear property and a road was not put in since it was only one house. The owners have had problems over the years and this is the solution they have come up with. The applicants would like to trade land and this would require an area variance for each lot. This still meets the NYS requirement of 15' for the rear lot.

This will allow each home to have a driveway on their own property.

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 a lot line alteration to provide road frontage for Boccia to increase from 24.6 to 63.31 and to decrease Marino frontage from 56.64 to 15.03. Seconded by Faye. All in favor. Motion carried.

**Findings:**

No undesirable change to the neighborhood. It is transparent - it will appear the same.

No feasible alternative - the property owners have worked it out with lawyers.

Not substantial

No adverse impact - it is just a lot line alteration.

The Board agrees with the findings.

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

**2. Bonnie Tracy**

\* Proposed 8 x 16 shed in front of the house

\* Existing shed in front of the house

\* Carport 1 to be moved in front of the house

\* Carport 2 to be moved in front of the house

\* 24 x 40 detached garage in front of the house exceeds 25% of the principal

\* 24 x 24 detached garage in front of the house, 14.4 feet to the right of the property line

96 Dorn Road

LaGrangeville,

Grid # 6759-00-255600

Zone: R-45

Notice 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 her parents put in the two carports and a shed. She would like to move them behind the garage. They will be in front of the house due to the septic. She stated she has 8 cars and will be putting them in the garages and carports. She is also putting an addition on the house.

The current house is 952 square feet and the addition is 1200 square feet. The larger garage 24 x 40 will be 31% above the 25% allowed by the code. She will be planting trees in front of the house.

Denis Flynn - Rocky Road said he had no problem with the application.

Keith Pescatore - 29 Clove Hill asked why she had 8 cars. The applicant said she like to collect cars.

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 8 variances -

1. Allowing a 8 x 16 proposed shed in front of the house
2. existing shed in front of the house
3. one carport to be moved in front of the house
4. A second carport to be moved in front of the house

5. 24 x 40 detached garage to be 31% over the 25% allowed - proposed main structure is 2152 square feet -
6. 952 existing house and a 1200 addition.
7. 24 x 40 detached garage to located in front of the house
8. 24 x 24 detached garage in front of the house
9. 24 x 24 detached garage a 5.6 variance for right side yard

Seconded by Sarah. All in favor. Motion carried.

**Findings:**

No undesirable change - this will improve the neighborhood since numerous cars will be in the garage

No alternatives due to topography and septic

This is not substantial due to the size of the property and the distance from the road. You can not see this from the road.

No environmental impact

Not self created due to topography and parents put these things there.

All in favor of the Findings

Sarah made a motion to approve the March Zoning Board minutes. Seconded by Maria. All in favor. Motion carried.

Meeting Adjourned

Respectfully submitted.

Selene Haile