

Town of Beekman Planning Board  
Minutes of April 19, 2018

The Town of Beekman met for their regularly scheduled meeting on Thursday, April 19, 2018 at the Beekman Town Hall.

The following members were present: Sean Johnston, William Magee, Rob Lopane, Michael Gallina, Peter Poltrack and Doug Florance. David Anderson was absent. Also present was Town Engineer - Jon Bodendorf and Secretary- Selene Haile.

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

Sean made a motion to accept the January 2018 Planning Board minutes. Seconded by Peter. All in favor.

Motion carried.

Sean made a motion to accept the December 2017 Planning Board minutes. Seconded by Rob. All in favor.

Motion carried.

Peter made a motion to accept the March 2018 Planning Board minutes. Seconded by Michael. 4 in favor, 2 abstained. Motion carried.

Public Hearings:

There were no Public Hearings Scheduled.

Project Review:

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

Mike Gillespie approached the Board. They have secured water and sewer from Dutchess Water and Wastewater.

There was a discussion about forming a drainage district. A maintenance fee would be paid by homeowners.

This gives the Town the ability to maintain it or to hire someone to maintain it. If it is owned by the homeowners

the Town has no jurisdiction if they don't maintain it. The amount paid is determined by the Highway Superintendent

and adjustments are made as necessary. The fee could be lowered or raised as needed. The Town Board proves

the formation of the drainage district.

Mr. Gillespie said they would like to move forward.

Jon said that he can prepare a draft resolution for the next meeting and the Town Attorney can review it.

Doug Florance stated he is doing some drafting work for Mike Gillespie and will abstain from anything that comes before the Board.

Discussion:

Shane Furnia  
Site Plan & Special Use Permit  
Route 55  
Beekman  
6858-00-002921  
Zone C-2

Mr. Furnia approached the Board. He is buying the constructed house on the 50 acre lot. They will subdivide about one acre. This is R-45 zone. They will drill a well.

Grand Hollow Subdivision  
Grape Hollow Road  
6756-00-731467 & 6756-00-671475  
Zone R-135

This has not been before the Board in awhile This is two separate parcels. The West is a 2 lot subdivision and the East is a 3 lot subdivision. This is in the DEP watershed. They will be on the agenda in the next few months.

Extension Request:

Pleasant Ridge Plaza II  
Six Month Extension of Approval Request  
NYS Route 55 and Pleasant Ridge Road (CR-32)  
6858-00-091622  
Zone C-2

Joseph Berger approached the Board.  
They have received Dutchess County approval and they need an extension.

Jon stated there is no reason why the shouldn't grant an extension.

Sean made a motion to grant a 6 month extension. Seconded by Michael. All in favor. Motion carried.

To Set a Public Hearing:

Michael Boccia/Patricia Marino  
Lot Line Alteration  
59 & 60 Cypher Lane  
Beekman  
6758-00-032191 & 6758-00-004160  
Zone R-45

This application was before the Planning Board several months ago. They received the needed variances on April 5th.

Rob made a motion for this to go to Public Hearing next month. Seconded by Michael. All in favor. Motion carried.

Project Review:

Tree Top Adventures ( Barton Orchards)  
Special Use Permit  
Beekman Poughquag Road  
6758-00-329577, 6758-00-365610, 6758-00-438672  
Zone R-45

This is an application for an agility course. It will be opened longer than the farm (about 7 months). While the farm is open (September/October) the entrance will be thru the farm. During the other times, it will use a different entrance.

The Board expressed concern about traffic. Mr. Barton stated that last year he opened a new parking lot for the overflow of traffic and it reduced the traffic jams. This parking lot can hold 700 cars.

Jon stated that the Planning Board needs to circulate for Lead Agency.

Sean made a motion for Jon to create a resolution for the Planning Board's intent to be Lead Agency. Seconded by Peter. All in favor. Motion carried.

There was a discussion about whether this was a Type I action.

Sean asked that since this is a farm how does that effect this.

Jon stated this not a farm use and there are separate parcels.

Craig Wallace - Town Attorney said this could be a Type I action.

Jon noted there is no Special Use Permit Application on file. A sign off from OPRHP is needed.

Rob said he is concerned with the impact on traffic. He asked about parking at the site. The parking lot near the Agility Course holds 110 cars. Peter brought up concern about the driveway across from the entrance.

There was a discussion about this being separate parcels and the need for easements.

MEETING ADJOURNED

Respectfully submitted

Selene Haile  
Secretary