

The Town of Beekman Planning Board Minutes of April 19, 2019

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, April 19, 2019 at the Beekman Town Hall.

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

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

Sean made a motion to approve the February minutes. Seconded by Rob. All in favor. Motion carried.

PUBLIC HEARINGS:

Grape Hollow East
Grape Hollow Road
Grid # 6756-00-731467
Zone: R-135

John Kalin - engineer approached the Board. This is 3 lot subdivision on 21.51 acres. He stated there is minimum disturbance, steep slopes, and there is a scenic route in the front.

Dan stated that the Board needs to declare themselves Lead Agents.

Sean made a motion to declare the Planning Board Lead Agent. Seconded by Dave. All in favor. Motion carried.

Dan stated they have provided Proof of Publication and Notice of Mailings.

Sean made a motion to open the Public Hearing, Seconded by Rob. All in favor. Motion carried.

There were no comments from the audience.

Dan said that Town Attorney said they were wary of closing the Public Hearing because there are some issues and if the Public Hearing is closed the Board only has 62 days to make a decision.

John Kalin said if necessary they would waive the 62 day rule. He stated they are not exceeding the threshold of disturbance and he will discuss it with the DEP and feels it will be resolved.

It was stated that the DEP is also upset about this being two different applications. The Board and Town are comfortable since it is on opposite sides of the street and is two different tax parcels. The DEP will look at the impact as if they were combined.

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

John stated that Lot 1 has the existing foundation and a barn and garage. The existing driveway will remain. There is no development on the steep slopes. He will outline the proposed footprint on the plan.

Sean made a motion to declare themselves Lead Agents. Seconded by Dave. All in favor. Motion carried.

Grape Hollow West
Grape Hollow Road
Grid # 6756-00-67475

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

Dan stated they have provided Proof of Publication and Notice of Mailings.

This application is for 2 lots on 18 acres in the opposite side of the road.

They have already done test wells on one lot. They stayed away from the wet land and steep slopes.

Dan said that this is the same as the other application and the Town Attorney is concerned about closing and having to make a decision by 62 days. The engineer will waive that if it is not done by then.

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

DISCUSSION:

Safe Haven
186 South Green Haven Road
Grid # 6657-00-106399
Zone: R-45

Charles May - site engineer for the project approached the Board.

He stated he met with Dan twice to discuss the changes on the project. Phase 1 on this was approved December 17, 2015.

At that time a modular building was donated to the organization and they had phase 1 approved.

Mr. May stated that there was a pile of soil delivered to the site and the DEC came in and found it contained construction demolition material. It is solid waste material. The soil was spread before they were aware of what the soil was.

There is a report from the DEC and Dan has a copy of that report.

Mr. May showed the area on the map where the soil is now spread. It will be capped by asphalt as per the DEC recommendation.

They will now be using that area as a parking area and but the building will go in another place.

Dan said the DEC suggested they cap it with two feet of clean soil run and asphalt instead of moving it.

Mr. May showed the new plan with the new parking area and the proposed building.

Dan said he has talked to Mr. May about storm water issues and he has asked that they show their design to the DEC and if the DEC is comfortable with it then he will be.

They are here tonight to make sure the Planning Board is okay with the new layout.

Pleasant Ridge Plaza II
State Route 55 and Pleasant Ridge Road
Grid # 6858-00-091622
Zone: C-2

Dan stated the bond was discussed at the February meeting. The applicant's professionals asked if it could be done before the issuance of the Building Permit as opposed to when the plans are done.

Sean made a motion to have the Bond posted before the issuance of a Building Permit. Seconded by Bill. All in favor.
Motion carried.

Meeting adjourned

Respectfully submitted.

Selene Haile
Secretary