

TOWN OF BEEKMAN PLANNING BOARD
MINUTES OF AUGUST 9, 2018

The Town of Beekman met on Thursday, August 9, 2018. The following members were present: Chairman - Sean Johnston, William Mcgee, Doug Florance, Michael Gallina, Peter Poltrack and Dave Anderson. Robert Lopane was absent. Also present was Town Attorney - Craig Wallace, Town Engineer - Jon Bodendorf and Secretary - Selene Haile.

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

Bill remind the Board that they need 4 hours of training by the end of the year.

Sean made a motion to approve the June 2018 Planning Board minutes. Seconded by Peter. All in favor. Motion carried.

Sean made a motion to approve the July 2018 Planning Board minutes. Seconded by Peter. All in favor. Motion carried.

PUBLIC HEARINGS

NONE

DISCUSSION

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

Victoria Polidoro - Attorney for the applicant approached the Board.

She stated she is here tonight for site plan and special use permit for Tree Top Adventure. This is a low impact use for this property. It will support the adjacent farm which is the last working farm in Beekman.

Tonight the 2 goals are to determine Lead Agency and schedule a Public Hearing
The Board will not be meeting for another 6 weeks and the applicant is hoping that a special meeting could be set for the Public Hearing.

There was a miscommunication earlier in the process and the Public Hearing has not happened. This caused a 2 months setback and they would like to be going apple picking season.

Mr. Berger - Engineer for project stated this is naturally made. They will construct a new driveway. They are before DPW for the permit. They need a SEQRA determination. They still need a Storm Water permit.

Ms Palidoro the DPW can't issue curb cut until Board completes SEQRA review

Mr. Barton - this will support the farm. He stated he lost half of his crops in 2 hours during the hail storm a few weeks ago. He is trying to stabilize the farm income. He is hoping to also get school groups and his existing patrons to use this.

Jon said there were no objections to the Planning Board being Lead Agency and the Board can consider setting Public Hearing. We have been asking for the input from the traffic study or the Town can consider hiring an independent study.

Jon said he is almost finished with his review

it was stated that Steve Gell confirmed he has started the County review and his recommendations and comments will be coming shortly.

Jon said there is no reason why a Public Hearing can't be set.

The Board needs to make a motion to be Lead Agent and a Public Hearing needs to be set.

Mr. Berger said they will have someone present at the Public Hearing to explain the traffic study.

Bill asked how long it will take the DOT to make a decision. Mr. Berger said the comment letter will be done within days.

Bill said he wants to understand the traffic study. He wants to make sure they take into consideration the existing traffic and what about looking forward.

Sean made a motion to declare the Town of Beekman Planning Board Lead Agency. Seconded by Michael.

All in favor. Motion carried.

Sean made a motion that the Planning Board determines the application are incomplete for SEQRA review pending further elaboration on the proposed development and it's potential effects. Seconded by Bill.

Jon said the review by DPW, traffic study, and a few other minor issues are incomplete.

Sean said can they add based on the County since that is the issue.

Sean called for a roll call vote -

Doug - abstain
Peter - yes
Sean - no
Doug - yes
Michael - no
Dave - no
Bill - yes

3 to 3 motion fails.

SEQRA will be addressed at the next meeting after hearing from the DPW.

There was a discussion about having a special meeting. If this waits until September it will be very late in the season.

The Board discussed went back and forth about having a special meeting and changing dates.

Doug said he has a concern about moving around meetings that have always been set on certain dates especially for a Public Hearing that people should be aware of.

Sean expressed concern about other applicants having enough time to get everything in if dates are changed for meetings. Jon said he would work with them.

Mr. Barton said that he thought he was having a Public Hearing in July but he was not on the agenda. The Board went into executive session and he was never allowed back in.

Bill said the public needs the opportunity to hear and he is concerned that outside of a normal meeting that my not happen.

Mr. Barton said that the next Planning Board meeting would be September 20th and if he has to wait until then his season is done.

Sean stated that part of the problem was that the applicant did work and a news site plan was needed. That is part of what there wasn't a Public Hearing. He stated he doesn't want to risk people saying they didn't have their say. He also stated the applicants economical situation is not the Boards issue to consider.

Dave suggested that a meeting would be set for August 23rd and signs could be posted at the Beekman Library.

Mr. Barton stated he would put signs at Barton Orchards and on the road.

Don suggested that it could be posted to the Dalton Farm Facebook page.

Dave made a motion to set a Public Hearing meeting for Thursday, August 23rd. Seconded by Michael.

Peter - no

Doug - yes

Michael - yes

Dave - yes

Bill - no

Sean - yes

4 to 2 - motion carried

Sean made a motion to schedule a Public Hearing on August 23, 2018. Seconded by Michael. All in favor. Motion carried.

Hybrid Home Developers LLC – Site Plan and SUP
State Route 55
Grid# 6858-00-002921
Zone C-2

Mr. Berger stated this is located on the east side of Route 55 opposite Church Street. This is a 4,000 square foot contractors yard. It will come off the existing driveway. The septic system will be designed in the front and parking will be in the rear. it will require minor grading. The neighbor will require an easement. The use is permitted by Special Use Permit.

Bill said it is a permitted use but they will need to have everything located on the plan so that it can be enforced by the Town.

Jon said he did an initial review. They will have to circulate.

It was asked whether there was anything else planned for the property. Mr. Berger said not right now. Mr. Berger said he will talk to the applicant.

This is 85 feet off the road.

31 Pleasant Ridge Road Subdivision
31 Pleasant Ridge Road
Grid # 6858-00-105685
Zone R-45

Mr Berger approached the Board. This was an approved subdivision map. A spec house was built. They are subdividing a parcel of 1.06 acres with the house to finish and sell. This is a simple project.

Jon said a part 1 EAF long form is needed.

Dave made a motion to adjourn the meeting. Seconded by Sean. All in favor. Motion carried.

Respectfully submitted

Selene Haile

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