

**The Town of Beekman Planning Board  
Minutes of December 13, 2018**

THE Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, December 13, 2018 at 7:00PM at the Beekman Town Hall. The following members were present: Chairman - Sean Johnston, William Mcgee, Rob Lopane, Michael Gallina, David Anderson, Peter Poltrack and John Frustace. Also present were Town Engineer - Daniel Koehler, Town Attorney - Craig Wallace and Secretary - Selene Haile.

Sean led the Pledge of Allegiance and the Exits were noted.

**PUBLIC HEARINGS**

Cottage Road - Lot Line Realignment  
10 Cottage Road  
Grid# 6659-00-884042  
Zone R-90

Bob Ferris approached the Board.

He stated that the house on Cottage Road was built in the wrong place and they are seeking a lot line realignment for proper setbacks. They own the lot next door. They received an approval from the Zoning Board.

Dan stated they have not received Sketch Plan Approval yet.

Sean made a motion to grant Sketch Plan Approval. Seconded by Rob. All in favor. Motion carried.

Dan stated they need SEQRA review and that there was nothing significant.

Rob made a motion to grant a Negative Declaration. Seconded by Sean. All in favor. Motion carried.

Dan said there were a number of waivers that could be granted.

Sean made a motion to grant the 7 waivers outlined in Hudson Land Designs letter dated December 12, 2018. Seconded by Peter. All in favor. Motion carried.

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

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

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

Sean made a motion to grant Preliminary Approval and Conditional Final Approval conditioned on all the comments from Hudson Land Designs letter dated December 12, 2018 being satisfied, escrow and application fees paid, and providing newly proposed deed with legal description. Seconded by Bill. All in favor. Motion carried.

**Gardner Hollow Road - Lot Line Realignment  
444 Gardner Hollow Road  
Grid # 6859-00-878006  
Zone R-135**

**Sean recused himself from this application. He is the land owner.**

**This is a lot line realignment to add some land to a parcel that is adjacent. The parcel will go from 7 acres to 12 acres.**

**Bill made a motion to grant the waivers listed in Hudson Land Design's letter dated December 12, 2018. Seconded by Peter. All in favor. Motion carried.**

**Rob made a motion to grant Sketch Approval. Seconded by Michael. All in favor. Motion carried.**

**Robe made a motion to declare the Board Lead Agent. Seconded by Michael. All in favor. Motion carried.**

**It was stated there are no issues with the short form EAF.**

**Bill made a motion to grant a Negative Declaration. Seconded by Dave. All in favor Motion carried.**

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

**Sally Goerlitz - 355 Gardner Hollow Road. She said she had no issues. She just wanted to understand the application.**

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

**Rob made a motion to grant Preliminary Approval and Conditional Final Approval with the conditions being all comments from Hudson Land Design being satisfied, all escrow and other fees paid. Seconded by Bill. All in favor. Motion carried.**

#### **DISCUSSION**

**Hudson Land Design - Daniel G. Koehler, P.E.  
Civil & Environment Engineering Consultants**

**Dutchess Contracting Corp. Site Plan  
State Route 55  
Grid # 6759-00-494353 & 478317  
Zone TC**

**Brian Stokosa - Engineer and Joe Sala - Applicant approached the Board**

**The Engineer stated that last time they were before the Board it was suggested they go to the ZBA to discuss density.**

**The ZBA was in favor of a density increase however he knows the Planning Board would like something removed from the front. He stated they met with Dan and talked about the Town Center Standards.**

**They discussed the possibility of going up to 3 stories which means they might be able to reduce one building.**

They also discussed the idea of retail being added. They are looking at several different options.

It was stated that they have greater than 50% impervious surface. They are closer to 70%.

It was stated the fire district would want access to the rear of the buildings.

Dan stated that the issue with Town Center is water and sewer and bringing them in is not cheap. The Board and the Town need to consider that.

They are guided by (155-9) and (155-36.2) - they may need variances.

Dan stated the applicant has to juggle a lot of issues.

The applicant expressed that they were not really in favor of retail below however it was the intent of the Town Center to have that mixed use. They will need 218 parking spaces with this model and they don't have room for that. There are potential variances that will be required.

Bill said the Town needs development and the Town needs to take a hard look and make sure they don't miss any opportunities again. He said for someone to bring water and sewer to this area is huge and he thinks the Board and Town should work with this developer.

Sean said the water and sewer would help with future development.

It was stated that it is up to the next person to connect to these pipes and to install a new pump if necessary.

Sean asked the Board if they thought there should be some retail.

Dave said he thinks it needs some retail

Peter said you need some retail to achieve what the concept of the Town Center is.

John said it is difficult to fill retail

Bill said if you bring people you will bring retail. He stated it could be just in front.

John said this isn't a Pawling or a Beacon and retail will be difficult.

It was asked if there were any plans to make this a 55 and above to have less impact on the schools.

Dave said if they are mostly one bedrooms and some 2 bedrooms that will limit the number of kids.

Rob said he is concerned with how it is going to look and feels it needs more open space.

There was a discussion about this being a private road and perhaps the applicant should approach the people who live along this road again. They have not been in favor of any changes but it has been awhile since they have been asked.

Mr. Wallace asked about the pending lawsuit on this parcel. The applicant stated it has been resolved.

Doug stated he was on the committee that developed the Comprehensive Plan and he would not like to see the Planning Board change Town Center on their own. He said if it needs to be re-looked at then that should be done. He state that part of the plan is to have retail. It doesn't have to be a lot but there should be something.

Sean said that it sounds like there should be some retail and they need more parking spaces.

Dan said some of the spaces can be waived.

Sean doesn't want to see the Town miss an opportunity. The Board will work with the applicant.

Hot Ash Wood Site Plan (Dmitry Khorash)  
2537-2545 Route 55  
Grid # 6759-00-650278  
Zone: TC

Curt Johnson - Engineer and applicant Dimirty Koharsh and property owner - John Ammaturo approached the Board.

It was stated the applicant has changed the name to Hot Ash Wood. They have relocated to processing to another location. It was stated they have satisfied all the Building Inspector's issues and cleaned up the property.

Dan stated this is Town Center and will need to be circulated for Lead Agency. Because it is Town Center, it has the residential/retail component.

Bill said this is retail but there is no building. He asked if the code addresses that situation.

There was a discussion of screening and also the product being visible.

Dave said he understands, but either way it has to be something aesthetically pleasing on Route 55.

It was stated they will need an updated survey. The applicant stated they are not building anything and there are no permeant structures. He stated there is no processing or splitting. It is just bags of woods and pellets.

The Board asked why there was a pile of freestanding loose wood. It was stated that people like to see what they are purchasing.

Peter said he would like to see item 4 put down in the driveway to avoid mud and having it spread onto the road.

The applicant said he would like to build a wall of wood (fence) to create a visual barrier.

Rob said he never had a problem with the wood, the problem was the industrial activity on the proper.

He said he grew up in the area and has seen all types of rural retail. He said the applicant needs to go through the process and be in accordance with the code and then he has no problem.

Dave said they need to get a new updated survey, and they can't use the 50 year old survey.

Peter said he agrees. He said that the appellant has been fighting the survey for 2 years and if he isn't going to do it then he isn't listening to the application.

John Armeturo stated he is the land owner and he is concerned about some of the things that may come up for example curb cuts and sidewalks.

**Dan explained that this requires a circulation for Lead Agency and the DEC, DOT and Dutchess County Planning will have comments and requirements. There is the Town Code and NYS law and they have to be followed.**

**Sean said that he doesn't have issues with what he is doing there now but a site plan has to be done.**

**It was asked if he could operate on a temporary basis. It was stated that there is a stop work order and the Board can't comment on that.**

**Craig Wallace state they need to have a complete application before the Board for review and the Board needs to make a decision on the site plan. He stated that in order to open for business he needs to complete the process.**

**Sean made a motion to approve the September Planning Board minutes. Seconded by Bill. All in favor. Motion carried.**

**Sean made a motion to approve the October Planning Board minutes. Seconded by Bill. All in favor. Motion carried.**

**Sean made a motion to close the Meeting. Seconded by Bill. All in favor. Motion carried.**

**Meeting Adjourned.**

**Respectfully submitted.**

**Selene Haile.  
Secretary**