

**The Town of Beekman Planning Board
Minutes of February 15, 2018**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, February 15, 2018 at the Beekman Town Hall. The following members were present: Michael Galina, Doug Florence and Dave Anderson. The following members were absent: Sean Johnston, William Magee and Rob Lopane. Also present was Jon Bodendorf - Town Engineer and Selene Haile - Secretary.

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

The December 2017 and January 2018 minutes were held until there were more members on the Board to vote.

PUBLIC HEARINGS:

There are no Public Hearings scheduled.

PROJECT REVIEW:

1. Cecelia Loira-Marrero
Accessory Apartment
75 Martin Road
Grid # 6659-00-608008
Zone: R-90

The applicant was before the Board in December. They had their Public Hearing. They are seeking SEQRA approval and a special use permit.

The code limits an Accessory Apartment to 800 square feet. There is a loft area that is used for storage but is an additional 400 square feet. The applicant will leave it as storage. If it is removed there would be no way to attach the apartment to the main house.

It was noted that this needs to be added to the plan.
Jon recommended a Negative Declaration and a Conditional Final Approval.

Peter made a motion to grant a Negative Declaration. Seconded by Doug. All in favor. Motion carried.

Peter made a motion to grant a Conditional Site Plan Approval. Seconded by Michael. All in favor. Motion carried. Conditions being note added to the plan and any outstanding comments from the Engineer.

Michael made a motion to grant a Special Use Permit. Seconded by Dave. All in favor. Motion carried.

DISCUSSION:

2. DeForest Run Subdivision
DeForest Road/Route 55

Grid # 6659-00-600992
Zone: R-90

Mike Gillespie (engineer for the applicant) approached the Board.

This property is located on the North West corner of DeForest Drive and Route 55 and borders Be-Wise.

It is 12.8 acres with a stream.

This application is for 5 lot subdivision - staying away from the stream. Three lots will be residential and they are possibly looking at re-zoning the other two lots for commercial. The stream would divide the residential and commercial zones.

The Board was not opposed to the top 2 lots becoming commercial. This would require the applicant to go to the Town Board. It was noted the large property across the street is commercial.

This is located in the R-90 zone.

There was a discussion about this being an old dump 40 years ago. Cliff from the Conservation Board and Peter both recalled this property being a Town Dump. Mike said they have done some preliminary soil testing. The client has not history of there being a dump there.

Peter asked Bob Ferris about this being a dump. Bob agreed it was a dump in the mid 1970s. He was on the Board when they voted to close it. They paid to put clay on top and cap it off. After this closed the dump was opened on Pleasant Ridge Road. He stated he also thought there was soil mining done in that area.

The Board suggested that some research needs to be done about this being a dump.

Peter made a motion to close the Meeting. Seconded by Dave. All in favor. Motion carried.

Meeting Adjourned at 8:00

Respectfully submitted.
Selene Haile