

## **The Town of Beekman Planning Board Minutes of February 21, 2019**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, February 21, 2019 at the Beekman Town Hall.

The following members were present: Chairman - Sean Johnston, William Magee, Robert Lopane, Michael Gallina, Doug Florence and Peter Poltrack. David Anderson was absent. Also present was Town Engineer - Dan Koehler, Town Attorney - Jim Hortan and Secretary - Selene Haile

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

### **PUBLIC HEARINGS:**

None

### **DISCUSSION:**

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

Dan stated the applicant would like two 90 day extensions

Peter made a motion to grant 2 (two) 90 day extensions which expire on 9/16/19. Seconded by Bill. All in favor. Motion carried.

Dan stated there has been a hold up about the Bond that is required. The performance bond for the grading and erosion plan came out to 1.39 Million. After calculating what is really needed the amount is \$359,000. The higher amount is calculated with the Town building everything out, the lower amount gives the Town the money needed to complete what they need.

Sean made a motion to accept the Resolution Establishing Performance Bond dated February, 21, 2019. Seconded by Bill. All in favor. Motion carried.

Grape Hollow West  
Grape Hollow Road  
Grid # 6756-00-671475  
Zone: R-35

John Kalin approached the Board. He stated he was before the Board a while ago with a new concept.

He stated the following:

- 18 acre parcel
- big wetland
- 2 proposed parcels
- low impact
- doesn't need a lot of tree clearing
- submitting plan to Health Department and DEP
- staying out of steep slopes

Cliff stated the CAC has looked at this and doesn't see any problems.

Dan stated the applicant is asking the Board to consider some waivers:

The waivers being asked for are 130 - 12 H, 130 - 12 K and 130 - 20 A6.

Sean made a motion to grant three waivers. Seconded by Peter. All in favor. Motion carried.

There was a discussion about steep slopes and the applicant has considered the areas in this plan.

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

Sean made a motion to circulate for Lead Agency when the revised materials are received. Seconded by Peter.

All in favor. Motion carried.

Rob made a motion to schedule a Public Hearing for the April Meeting. Seconded by Sean. All in favor. Motion carried.

Grape Hollow East  
Grape Hollow Road  
Grid # 6756-00-731467  
Zone: R-35

John Kalin stated this is a 21 1/2 acre parcel with 3 proposed lots.

Dan stated this needs the same 3 waivers as Grape Hollow West.

The waivers being asked for are 130 - 12 H, 130 - 12 K and 130 - 20 A6.

Peter made a motion to grant three waivers. Seconded by Sean. All in favor. Motion carried.

There was a discussion about steep slopes and the applicant considered them in this application.

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

Sean made a motion to circulate for Lead Agency when the revised materials are received. Seconded by Bill.

All in favor. Motion carried.

Sean made a motion to set a Public Hearing in April. Seconded by Rob. All in favor.

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

Brian Stokosa approached the Board. He sat down and talked to Dan and showed him the new layout.

This is 90 units of residential with no retail.

There was a discussion about the adjacent property line.

These are 3 story buildings. They have 188 parking spots which is 37 spaces short. There was a discussion about banking spots, having something in the leases about number of cars allowed, handicap parking and possibility of parking on Route 55.

**It was stated 60% of the units will be 2 bedrooms and the other 40% will be one bedroom.**

**There was a discussion about Bischoff Lane.**

**It was stated that the applicant should go to the Zoning Board in regard to the parking space issue.**

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

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

**Meeting Adjourned.**

**Respectfully submitted  
Selene Haile**