

**The Town of Beekman Planning Board  
Minutes of June 21, 2018**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, June 21, 2018 at the Beekman Town Hall. The following members were present: Chairman - Sean Johnston, William Magee, Douglas Florence, David Anderson, Peter Poltrack and John Frustace. Rob Lopane and Michael Gallina were absent. Also present was Troy Wojciekofsky (Engineer), Craig Wallace - Town Attorney and Secretary - Selene Haile.

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

Sean made a motion to approve the May 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

Joseph Berger and Peter Barton approached the Board.

Mr. Berger stated this project is for an endurance course for adults and children. They expect about 300 people per day. There will be no more than 150 people on the course at a time. It will be about 3 hours. They will be able to order tickets online or come and see if there is any space. There are 120 parking spaces. This will attract families so that should be more than enough parking spaces.

He stated they have done a traffic study and there will be a new entrance with better sight distance. Mr. Barton stated he thinks this is a good use of the land. He stated that there is less public interest in the farm (picking own fruit and vegetables), less school tours being done.

Troy reviewed Jon Bodendorf's comments dated June 21, 2018. Craig Wallace stated that he met with the Engineer and the applicant's attorney to move the project forward. A new submission was made after that meeting. They have done a traffic study and amended their application. Mr. Wallace stated the Board will have to recirculate their intent to be Lead Agency.

Sean asked if there were any issues with the waivers that the applicant could ask for. Troy said no issues. The waivers can't be made until they have a SEQRA determination.

Peter stated they have already circulated for Lead Agency. Mr. Wallace explained they had to resubmit so therefore they have to recirculate.

Peter asked stated he liked the old entrance and felt that it was better for the master plan of the Town to try and keep the rural quality of the Town. Sean agreed but said they will have to look at what the traffic study says.

Peter asked about the stop work order and whether it could be lifted.

Peter asked if the stop work order could be lifted. It was stated that this Board has no pull with stop work orders. It was stated that no building permit has been issued for this.

Bill stated it shouldn't be lifted until it has approval. Peter stated the applicant has a lot of money invested in this and they should be allowed to finish.

It was stated that it has to be done correctly or someone can article 78 this.

Dave said he agrees with Peter Barton's assessment and thinks this will be an asset.

Doug stated that the people of Dalton Farm are concerned with traffic. He does not want to see the entrance across from Fortington for the residents that live there. Mr. Berger stated the new location is far superior and has much better site distance.

The following motions were made:

Sean made a motion that the Planning Board declare its intent to be the Lead Agency to coordinate the environmental review of the proposed project as a Type I action and authorize the Planning Department's circulation of a Notice of said intent, a copy of the full EAF and a copy of the application to the identified involved agencies.

Seconded by David. All in favor. Motion carried.

Sean made a motion that the Planning Board defer further action on this application pending establishment of a Lead Agency, and direct the applicant to respond to comments of the Planning Board and those received from the Town departments and agencies, including but not limited to, the following:

Respond to the following, said responses to be reviewed by the Planning Department as to adequacy and completeness:

1. Town Engineer's preliminary comments by letter dated June 19, 2018;
2. Any review and comment of the Dutchess County Department of Public Works ("DCDPW");
3. Building Department's review;
4. Dutchess County Department of Planning's review;
5. Dutchess County Department of Health's review;
6. Zoning Administrator's comments;
7. NYS Department of Conservation ("NYSDEC") review;
8. OPRHP's review;
9. Town Conservation Advisory Commission ("CAC") review.

Seconded by John. All in favor. Motion carried

The applicant can set a public hearing for next month as long as either waive the 62 day requirement.

Sean made a motion to for the applicant to have a Public Hearing at the next meeting. Seconded by Bill.

All in favor. Motion carried.

Sandy Park  
Potential Subdivision  
Sylvan Lake Road  
6658-00-308998  
Zone: R-45

This is a discussion of a 69 acre parcel. It is a flag lot and had preliminary approval for a 20 lot subdivision with a 5000 linear foot road with a mandated loop. The project was never pursued further.

The applicant has a customer that would like to purchase this and build 3 houses for himself and his two sons.

There are currently 2 existing houses with an easement on the driveway. The applicant would like to know if it is possible to build 3 houses on that existing driveway.

The Board explained that there can only be 3 houses on a common driveway and you must be able to demonstrate that each home could construct their own driveway if need be.

There is a development adjacent to this with a right of way between two lots.

The Board suggested that applicant needs to get an engineer to look at the site and they would better be able to tell the applicant whether they could build 3 houses and still meet the Town driveway code.

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

Meeting adjourned