

Town of Beekman Planning Board  
Minutes of March 15, 2018

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, March 15, 2018.

The following members were present: Rob Lopane, Michael Gallina, Doug Florence and Peter Poltrack. Sean Johnston, William Magee and Dave Anderson were absent. Also present was Town Engineer - Jon Bodendorf and Secretary - Selene Haile.

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

Rob made a motion to grant the February Minutes. Seconded by Michael. All in favor. Motion carried.

PUBLIC HEARINGS:

There were no Public Hearings scheduled.

PROJECT REVIEW:

Kelley M. Kelley  
Circle Hill Road, Beekman  
Subdivision  
6658-00-954516  
Zone R-45

Patrick Omara approached the Board. This application is for a 2 lot subdivision on Circle Hill Road. They stated their engineer could not appear tonight but they are here to introduce themselves and the project to the Board.

This subdivision is located on a private road. They received a variance because they have no road frontage on a Town road.

Jon stated they have submitted a full application with a map at the Sketch level. He stated there are no show stoppers however the wetland needs to be shown.

It was stated they will have to do a habitat study because there could be Indiana bat and or Bob Turtles on the property. He stated the Board could grant Sketch approval. They will need to do more engineering work and request a Public Hearing.

Doug stated that when they came to the Zoning Board for the variance, there were no problems and no objections from the audience. He also stated the lots are bigger than the other lots on the street.

There was a discussion from the audience about the maintenance agreement and the road conditions. Public comment will be taken during the Public Hearing.

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

DISCUSSION:

Tree Top Adventures ( Barton Orchard)  
Special Use Permit

Beekman Poughquag Road  
6758-00-329577, 678-00-365610, 678-00-438672

Peter Barton and engineers approached the Board.

He stated he has hired a NY company to construct this on/across several properties. He has acquired 51 acres.

The course has been built. He stated he is not doing anything with the stream, but will replace the top of the foot bridge.

He showed the map of the property and the two different entrances. This will use the farm entrance when the farm is open and a separate entrance when the farm is closed.

He stated that the produce sales are going down and he feels this is a good use.

There will be a zip line agility course for different skill levels. This is the same company that built the one at the Bronx Zoo and this will be similar. There will be different skill levels. There will be a course for 3 to 7 year olds.

He stated he will be moving into the house on one parcel. Also it was stated that the ladders are locked up at night so it is impossible to get into at night.

Peter Poltrack asked about the bottleneck of traffic on the road during the busy season and that this will be an issue during the public hearing. Peter Barton stated the traffic situation was much better last year because he was able to have more cars pull in from the road. He stated he will be having his own balloon festival this year because the other balloon festival will be held at the fairgrounds.

Jon stated he has not reviewed this since it was just submitted. This is on for discussion.

It was stated that there will probably be complaints about traffic and a SEQRA will have to be submitted. The will have to demonstrate there is no impact.

They will have to go to the County for the driveway approval.

There was a discussion about the bridge. They are changing the decking but not doing anything to the structure of the bridge.

Doug stated that there have been issues with Dalton Farm and the traffic from the farm.

Grand Hollow Subdivision  
Grape Hollow Road  
Beekman  
6756-00-731467 & 671475  
Zone R- 135

No one was present for this application

Shane Furnia  
Site Plan & Special Use Permit  
Route 55  
Beekman  
6858-00-002921

Zone C-2

Mr. Furnia stated he will be closing tomorrow on this 10 acre commercial lot located on Route 55. It is in the C-2 zone. He would like to construct a 5000 square foot warehouse with 5 individual bays with 16' contractor doors for contractors to use as storage. The building will also be constructed so that it can be converted to office space or retail space.

He stated he will not disturb more than one acre and that there are not wetlands.

He will provide landscaping.

He was advised he would need to go to the ARB with his building design.

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

Meeting Adjourned

Respectfully submitted.

Selene Haile.  
Secretary