

Town of Beekman Planning Board Minutes of May 21, 2020

The Town of Beekman Planning Board met on Thursday, May 21, 2020 at the Beekman Town Hall. The following members were present: Chairman - John Frustace Faye Garito, Jayson Abbatantuono, and Peter Poltrack, Robert Lopane was absent. Town Engineer - Dan Koehler was present. Town Attorney - Paul Ackermann was present. Secretary Selene Haile attended via zoom

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

There was a moment of silence for the first responders and the people who have passed from the virus.

Faye made a motion to approve the February 2020 Minutes. Seconded by John. All in favor. Motion carried.

John said the Supervisor will be forming a committee to consider a revision of the Comprehensive Plan. This will bring up to date as far as business and their needs. Today you will see obstacles we have that makes it hard today for business such as parking and setbacks.

Peter said we shouldn't rush into this and wait for 6 to 9 months to see how the virus shakes out. He said the effects may have some bearing on establishments and their operations.

John said it is not the intention to do the entire plan but to address particular issues that have to do with setbacks.

Faye -said she agrees with Peter however this could take a year for approval. She said you don't want to hold back the possible growth in residential and with that an increase in business potential.

John said he agrees. He said a committee has to be formed to resolve some of the laws that are interfering with business' ability to make money and succeed financially.

1. Baker Road Associates, LLC Subdivision Tax Parcel # 6659-00-905022

Robert Ferris approached the Board.

Faye stated she is very familiar with the applicant but has no financial interest in the application. She stated she can be fair in her decisions.

This is a subdivision of 2 building lots.

John referred to Dan's letter dated May 18, 2020 for the description of the property.

This received Conditional Final Subdivision plat approval on September 15, 2011. However, the plan was not signed or filed with the County Clerk

Dan stated the applicant has paid their recreation fees and filed for the dedication of 25' road way. After consultation with Town Attorney, it was felt the Board should consider a re-issuance. He stated he drafted a resolution which the Board has.

The Town Attorney stated the Board needs to make sure there have been no change circumstances since the approval. After discussion with Dan it was agreed there were no changes. If the Board agrees, they may make a motion.

Peter made a motion to receive the resolution for Baker Road Associates which is on the agenda. Seconded by Faye. All in favor. Motion carried.

There was a discussion about the aquifer overlay and Dan said it had been reviewed and there were no issues.

Peter made a motion to approve the re-issuance of the existing applications per Dan's draft resolution. Seconded by Faye. All in favor. Motion carried.

**2. Kindred Creek Farm, Inc.
Site Plan and Special Use Permit
Pleasant Ridge Rd & NYS Route 55**

Mr. Cartwright approached the Board. His engineer John from Povall Engineering also approached the Board.

This application is for a 70 acre parcel on Pleasant Ridge Road and Route 55 located in the C-2 zone. Part of the property is also in the residential zone.

They would like to use the property for social and recreational gathering events for such things as weddings, birthday party and other invents

They would like to keep the property in its natural state.

There are no permeant structures associated with the gatherings. They will bring in tents and take them down during the course of the season. There will be portable restroom on a trailer. There will be no kitchen - caterers bring stuff on and off property to distribute the food.

The plan is to use the existing gravel driveway. The will be talking with the DOT about the entrance and make any improvements they ask for.
There would be an attendant to direct parking.

There is an existing barn on the site which will be renovated later on and that would be used for indoor gatherings. No permeant rest room or kitchen. Therefore there are no real improvements on the property.

The real goal is to keep the natural beauty of the property.

The maximum number of 200 people and that would require 67 parking spaces. They have showed them on the plan. There is no additional paving for parking, some is gravel and grass.

Faye asked if it would be visible from Route 55 when the tents are up. There is a grade change (knoll) and also trees and shrubs so it will not be visible but you might be able to see some of the tents.

Peter said tents were up last year and it was not visible.

John asked if the tents would be up all winter.

Dan stated there should be a schedule of when the tents go up and down and that should be part of the plan. The tents will not be left up during the winter.

Jayson asked about the noise for instance during a wedding. The applicant stated the speakers could be faced away from the residential areas. The applicant stated that most weddings end early. Jayson said noise is his concern.

Peter said it is no different than someone doing something on their own property.

John said it is a good land use.

Dan reviewed his letter dated May 18, 2020. This requires both a Site Plan Approval and a Special Use Permit.

Dan said they have no proposed landscaping and the Board is happy with that. He said he has been at the site and there is natural screening there but the Board should discuss it.

Dan said the Board should also look at the parking configuration.

Dan stated here is also a plan for a farm stand and it is not a permanent structure.

The applicants engineer said it is prefabricated structure and is associated with the farm. He asked about having to go to the Zoning Board for a variance. It would be located on Pleasant Ridge Road.

Faye asked about the neighbors on Pleasant Ridge Road and the sound. She would like to see that mitigated in some way.

Mr. Cartwright said they have the bands facing Route 55.

Dan said there is a way to propagate the sound up.

Mr. Cartwright also said they are working on the generator sounds.

Dan asked the Board about landscaping.

Faye said since it is pristine agricultural property and doesn't need to be changed. Her only concern is noise. She doesn't feel there needs to be change to something that is beautiful.

Dan said the farm stand being in the setbacks will have to be addressed. They would need to go to the Zoning Board.

The applicant was asked if he could move it or use a temporary thing such as a trailer.

It was stated the generators and equipment will be removed after every event.

They will have security and a maintenance person on site for events.

Dan stated the Board could approve Sketch Approval and also this is classified as a unlisted action and the Planning Board can circulate for Lead Agency.

Faye made a motion to grant Sketch Approval and to circulate with the intent to act as Lead Agency. Seconded by Peter. All in favor. Motion carried.

3. HSC Poughquag. LLC
Tax Parcel: 6759-00-650278
NYS Route 55

Caryn Mlodzianowski from Bohler Engineering approached the Board.

This is a proposed subdivision of the 4.3 acre lot into 2 lots. The existing house and garages will be on one lot and the other lot will be for a proposed 9,100 square feet retail store.

The parcel is located in the Town Center.

The proposed retail space will be a Dollar General. They have been in discussion with the County Department of Health. The area is not served by municipal water and sewer. They met with them on site and the existing house well & septic will remain and the new parcel will meet the separation distances.

She stated they don't meet all the setbacks. They considered trucks doing deliveries. This allows a truck to safely maneuver without backing up. There is also a 100' buffer from wetlands they can't touch.

They are proposing 28 parking spaces (37 would be required) and they are asking the Board to consider waiving some parking. They don't feel the need for all that parking.

There would also be additional impervious surface with all those parking spaces.

She showed a rendering of what the building would look like. She showed what the signage would look like.

John stated this is another example of setback issues with parking behind not being conducive, which is why there should be changes to the Comprehensive Plan.

The applicant would need to go to the Zoning Board of appeals with a favorable review from the Board.

Dan said this requires 37 spaces but the Planning Board can waive up to 30% of the requirement however, they have to show land banked spaces showing they could build in the future if needed. It was stated they should show those banked spaces next time and where that could be located.

Caryn showed on map they could be located on the left side of the building.

If the Board felt this is the right plan they could send to the Zoning Board with a favorable review from the Planning Board.

Faye stated she owns the Key Bank building and they wanted to raise the roof 10 years ago but the Town wanted then to move the building forward (an already existing building) and they chased them away.

Peter said if there is increased traffic along Route 55 they will need these areas to increase the size of the road.

Dan said at the time the vision was for a Town Center. However, 70% of the development on Route 55 doesn't have the building up front so for continuity it doesn't make sense.

Dan stated this could go to Public Hearing in July. They need to go to the Zoning Board and then back to the Planning Board. Tonight the Board could make a motion to circulate for Lead Agent.

The Town Attorney can look at the project but the Zoning Board would have to grant a variance. Dan said that according to the Town Center regulations the buildings were intended to be up front. He agrees it is not clearly written.

Faye stated that each parcel should be looked at individually and this parcel does lend to having the building were the applicant has it located. It is a good use of the piece and staying away from the wetland is required.

Dan said this will circulate to the Fire Department. Caryn said the fire trucks will be able to maneuver and near the building.

The Board could circulate for Lead Agency tonight. During the July meeting a Public Hearing could be set for July and the applicant can go to the Zoning Board in July. They could come back to the Planning Board in August.

Faye made a motion to waive 30% of the required parking spaces with the additional spaces to be land-banked on the left side of the site. Seconded by Peter. All in favor. Motion carried.

Dan asked if there was any outdoor storage or displays. Caryn said there is usually an ice machine outside. Sometimes there are seasonal items brought out to the sidewalk. She will get more information.

Dan said this Board will do the ARB review on the building and the sign. The applicant has the design guidelines. Dan said this is an unlisted action.

Faye made a motion to recommend to the Zoning Board of Appeals that they approve the setback as proposed and also this Board grants Subdivision Sketch Plan and Site Sketch Plan Approval. Seconded by Peter. All in favor. Motion carried.

Peter made a motion to circulate for the intent to be Lead Agency. Seconded by Jayson. All in favor. Motion carried.

John made a motion to close the meeting. Seconded by Peter. All in favor. Motion carried.

Meeting Adjourned

**Respectfully submitted
Selene Haile
Secretary**