

**TOWN OF BEEKMAN PLANNING BOARD**  
**Minutes of October 17, 2019**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, October 17, 2019 at the Beekman Town Hall. The following members were present: Chairman - Sean Johnston, William Magee, Rob Lopane, Michael Gallina, David Anderson, Doug Florence, John Frustace. and Peter Poltrack, Also present was Town Engineer - Dan Koehler and Secretary - Selene Haile.

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

Sean made a motion to approve the September minutes. Seconded by Michael. All in favor. Motion carried.

The July and August minutes will be held until the November meeting.

**PUBLIC HEARING**

Daly/Circle Lodge - Lot Line Realignment  
815 Beekman Road  
Grid # 6658-00-489493, 6658-00-352528  
Zone R-45

The applicant provided the Proof of Mailings but did not have a copy of the affidavit from the Poughkeepsie Journal. He will provide that and the Board will make any decision contingent on the Notice having been done on time and properly.

The applicant stated that the Circle Lodge has agreed to sell him a piece of land (.22 of an acre) which will bring the house up to the side yard standard.

Dan stated this is just a lot line realignment and is a minor application.

Sean made a motion to open the Public Hearing. Seconded by Michael. All in favor. Motion carried.

There were no comments from the audience.

Sean made a motion to close the Public Hearing. Seconded by Peter. All in favor. Motion carried.

This is a Type II action.

Dan stated there are just a few minor comments.

Sean made a motion to grant Preliminary and Conditional Final Approval with the conditions being: satisfaction of the Engineer comments in the September 2019 letter provide need information to the Town Attorney providing the Town with the affidavit from the Poughkeepsie Journal and white card mailings

Seconded by Bill. All in favor. Motion carried.

**DISCUSSION**

**2. Furnia Court - Contractor Yard**  
Route 55  
Grid # 6858=00-002921  
Zone: C-2

The applicant stated they are still waiting for the approval from the State.

The Public Hearing was already opened.

Sean made a motion to re-open the Public Hearing. Seconded by Rob. All in favor. Motion carried.

Sean made a motion to adjourn the Public Hearing until the November meeting. Seconded by Michael. All in favor. Motion carried.

### **3. Pleasant Ridge Estates**

**Pleasant Ridge Road**  
Grid # 6858-00-105685  
Zone: R-45

The applicant was before the Board last month. They are trying to avoid putting in the road which would be very expensive. They are looking at how they could phase this.

They have revised a plan which removed the cul de sac and are looking to only develop off Pleasant Ridge Road.

The applicant owns the whole property. Sean stated the Board can't be concerned with the financial issues of the applicant. There is the issue of segmentation. There has to be a plan for the entire property. If a whole plan is presented then phasing is a possibility.

It was stated that the roadway is best for residents of the Town.

Bill and Sean asked if there was any discussion of a cluster subdivision. It was discussed that they don't have the central services (water and sewer) to do a cluster.

Dan reviewed his comments.

Dan stated a master plan is needed for the entire parcel.

There was a discussion of a road from Beyer Drive to Pleasant Ridge Road.

Bill stated they could subdivide a parcel and put the other parcel into another company and develop one area.

There are traffic issues and steep slope issues with this parcel.

Dan stated the filed map shows and road from Beyer Drive to Pleasant Ridge Road and they are bound to that. It was stated there is no way around putting in that road. There was a discussion about the cost of building a road.

Sean asked if he could donate that part of the property to the Town.

It was stated that the Town would have to accept it.

**ARCHITECTURAL FAÇADE REVIEW**

**Beekman Self Storage – Architectural Façade Review  
2796 Route 55  
Grid # 6758-00-941778  
Zone C-2**

Dan stated this never went for ARB process since there isn't an Architectural Review Board anymore. The Planning Board will now do this review.

They put together an elevation, however it doesn't show colors or materials. They are going to match what is already existing.

Rob said it should match what is there.

Doug said these will be seen from the street.

Sean polled the Board.

Peter said he thinks it should match what is there.

Dave agreed and said it will look better.

Doug stated he is against and thinks they should do more.

Michael said they should match what is there

Rob agreed it should be matched.

Bill agreed it should match the existing.

Sean made a motion to accept as presented. Seconded by Dave. 6 in favor - 1 against (Doug). Motion carried.

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

**Meeting Adjourned**

**Respectfully submitted  
Selene Haile.  
Secretary**