

## **The Town of Beekman Planning Board Minutes of September 20, 2018**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, September 20, 2018.

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

Sean led the Pledge of Allegiance and noted the exits.

### **PUBLIC HEARINGS DISCUSSION**

1. 31 Pleasant Ridge Road Subdivision  
31 Pleasant Ridge Road  
Grid # 6858-00-105685  
Zone R-45

Joe Berger and Shane Furnia approached the Board.

This is a large parcel off of Pleasant Ridge Road. A spec house was built many years ago and never finished.

The applicant would like to carve out a lot with the house on it. This is a simple two lot subdivision. The driveway for the house will come off of Pleasant Ridge Road.

The application is currently before the Health Department and the DPW.

Jon stated this is a straight forward application. There are minor comments but no reason not to move forward to schedule a Public Hearing.

Rob asked why the driveway is so long. It was stated the garage is in the rear so the driveway sweeps around.

Bill made a motion to set a Public Hearing. Seconded by Dave. All in favor. Motion carried.

Jon stated there is no reason why can't do SEQRA today since there are no issues.

Rob made a motion to grant a Negative Declaration for SEQRA Seconded by Dave. All in favor. Motion carried.

2. Hybrid Home Developers LLC – Site Plan and SUP  
State Route 55  
Grid# 6858-00-002921  
Zone C-2

Joe Berger and Shane Furnia approached the Board.

This is an application for a Contractor yard off Route 55 with the septic in front and the parking in the rear.

The applicant will be granting the neighbor an easement.

They met with the DOT and they can approve after a SEQRA determination.

Peter said he is concerned about the site distance. He said he would prefer to see it at a right angle.

Mr. Berger said they are reviewing the site distance with the DOT.

Jon's comments stated there are no major issues. He stated more detail is needed on the storm water. He also stated it needs to be referred to County Planning. He stated the Board needs to declare intent to be Lead Agent and to circulate.

Sean made a motion to declare the Planning Board Lead Agent for SEQRA Review and to circulate. Seconded by Peter. All in favor. Motion carried.

It was stated there will be green space in front of the building.

Rob recommended there be landscaping in the front of the building. The applicant said they were planning on putting a row of trees in front. They had planned on White Spruce and Boxwood Junipers.

Peter suggested Norway Spruce instead of White Spruce.

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

Brian Stoko approached the Board.

This is located on Bischoff Lane. It was stated they have moved the holding pond back to where it was located in the other version.

The density is 92 units per acre. It was stated this is the Town Center Zone and the density would be 60 units.

It was stated they need to get a Zoning Board Variance to get 92.

Dave felt the units were really close to Route 55.

Jon said they have to look at whether this density is feasible. He said the setback is 10' but this is a very dense development.

Doug said he did work for Gillespie but doesn't now. He asked if the Board wanted him to recuse himself. The Board felt there were no issues.

Doug said the Zoning Board gives relief from hardship and this isn't a hardship.

Peter said that density issues have been before the ZBA before.

Dave felt this is out of character for the Town.

Doug suggested some of the units up front should be removed.

Sean stated it is the Town Center.

Bill said they should go to the ZBA and see what happens.

The applicant stated there will be a tennis court, a clubhouse and a pool,

Dave said he thinks they should remove the 2 units up front by Route 55.

Peter agrees and thinks there needs to be some green space.

Doug thinks the 2 up front should be removed.  
Rob said he was fine with it.  
Bill said he was fine with it.  
Sean said he was fine with it.

The applicant was told to go to the Zoning Board.

Jon will send a letter to the Zoning Board.

4. Freese SUP – Accessory Apt.  
3 Dove Court  
Grid # 6759-00-391678  
Zone R-45

Jon stated this is an application for an Accessory Apartment. They will have a Public Hearing tentatively in October

EXTENSION REQUEST  
Pleasant Ridge Plaza II  
State Route 55 and Pleasant Ridge Rd.  
Grid # 6858-00-091622  
Zone C-2

Joe Berger approached the Board. He asked about the ARB. It is not in existence so they can't get approval.

It was stated the responsibility might be falling back on the Planning Board.

They showed a rendition of the building.

It was stated the Board would find out from the Supervisor whether that responsibility was going to be placed with them;

Sean made a motion to grant a 6 month extension. Seconded by Rob. All in favor. Motion carried.

The Board is fine with this rendering.

Peter made a motion to close the Meeting. Seconded by Dave. All in favor. Motion carried.

Meeting Adjourned

Respectfully submitted.  
Selene Haile  
Secretary