

**Town of Beekman Planning Board
Minutes of September 19, 2019**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, September 19, 2019 at the Beekman Town Hall.

The following members were present: William Magee, Rob Lopane, Michael Gallina, Doug Florance, Dave Anderson and John Frustace. Sean Johnston was absent. Also present was Town Engineer - Dan Koehler and secretary - Selene Haile.

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

PUBLIC HEARING:

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

The Public Hearing was adjourned from last month.

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

Mr. Furnia said that last month there was a question about moving the building forward. He stated the building can't move forward anymore or it will affect the grading. They have already moved up the building as far as they can.

Dan said there was nothing new submitted. However there was an email from Michael Zerfas to show they were going to reserve certain parking spaces to allow for the truck movement. The idea is that as there is a split up in units they will be able to so they can move cars out for turning radius of trucks.

Dan stated the trucks will not be able to make the swing with cars parked.

The garbage trucks may have to pull out in reverse.

No one was present in the audience for this application. Dan stated that presently there is .98 acres of disturbance and the DOT still has not come with their comments. If the disturbance is over an acre it would change the plan so he is not comfortable with closing the Public Hearing.

Bill made a motion to adjourn the Public Hearing until next month. Seconded by Rob. All in favor. Motion carried.

2. Bruce Oswald - Lot Line Realignment
268 Old Route 55
Grid # 6858-00-285155, 6858-00-300180
Zone: R-135

Notice of Mailings and Proof of Publication were provided.

Mr. Oswald stated that they are down to a few comments from Dan's letter. The Zoning Board meeting for September was cancelled however they will be before the Zoning Board for the October 3rd meeting.

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

Mr. Oswald explained this is 2 parcels which total 5.63 acres. This was created as a summer colony in 1928 and currently has 4 houses. There were originally 15 bungalows on the property.

The applicant is requesting a lot line realignment. They would like to convey 2.19 acres from parcel 285155 to parcel 300180. One residence will be on parcel 285155 and 3 houses will be on the other lot. Both lots will be non conforming. There are no new lots being created.

There are no physical changes. The septics and wells have been approved.

Bill opened the Public Hearing to the audience.

No one was present in the audience for this application.

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

Dan stated there are a few other waivers being requested.

130.20A 2 - contours in 2 foot intervals

120.20A 6 - trees greater than 8"

Bill made a motion to grant the two waivers. Seconded by Rob. All in favor. Motion carried.

Bill made a motion to grant Preliminary Approval. Seconded by Michael. All in favor. Motion carried.

Bill made a motion to grant Conditional Final Approval based on satisfying the Engineer's comments and issuance of an area variance from the Zoning Board. Seconded by Michael. All in favor. Motion carried.

DISCUSSION:

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

The applicant would like to convey .077 acres from lot 352528 to lot 489493. This will bring the parcel into conformance. The applicant will be purchasing this small piece of property from Circle Lodge.

The applicant has formally requested the following waivers in accordance with §130-52:

- a. §130-12(E): Topo – 10-foot contours
- b. §130-12(F): Soils types
- c. §130-12(G): Endangered Species

- d. §130-12(H): Trees greater than 12" diameter
- e. §130-12(I): Cultural resources
- f. §130-12(J): Hedgerows
- g. §130-12(K): Rock outcrops
- h. §130-18(E): Full EAF (type II – see below)
- i. §130-18(F)(12): Topo – 10-foot contours
- j. §130-18(F)(14): Vicinity map at 1" = 2000'
- k. §130-20(A)(2): Topo – 2-foot contours
- l. §130-20(A)(6): Natural features

Dan noted this is a Type II action.

This can go to Public Hearing next month.

Bill made a motion for this application to go to Public Hearing next month. Seconded by Rob. All in favor. Motion carried.

Bill made a motion to grant the waiver request (stated above). Seconded by Rob. All in favor. Motion carried.

- 2. Pleasant Ridge Estates Subdivision - (Furnia)
 - Pleasant Ridge Road
 - Grid # 6858-00-105685
 - Zone: R-45

Brian Scocoza approached the Board.

This is a development off of Pleasant Ridge Road with 10 lots proposed.

It is currently a meadow right now. They are staying away from steep slopes. They are showing a couple of homes off Pleasant Ridge Road with shared driveways.

They met with the Town Engineer to discuss. The fire access is the biggest issue. They would like to get the Board's opinion of that issue. This property has been before the Board several other times in the past and residents don't want a road through from Cunningham and Beyer Drive.

There are currently 74 houses that only have access from Beyer Drive to Gardner Hollow Road

There was a discussion about the NYS Fire Code that states if there are 30 or more houses there should be two fire access roads.

The applicant asked if that is new houses in a subdivision or is that if attached to a subdivision.

Dan said he isn't building 30 new houses but he is adding to a development that already has more than 30 houses.

The applicant is proposing 2 houses off Beyer and one house off Cunningham.

The Town Attorney said there is another issue regarding ownership. The subdivision platt shows the Town road going up to the property line. Is the cul de sac temporary? He said it is not clear whether this applies to adding to a subdivision.

He said they would have to extend the roads out of the property and create a new cul de sac. They will have to look at that issue.

Dave said he would be against adding another cul de sac o the cup de sac.

Dan said he talked to Tony Coviello and he believes that it should be extended to Pleasant Ridge.

Dan said this needs to be looked at as global issue. It is an issue of public health and safety. He said there wouldn't be any cul de sac if this was extended to Pleasant Ridge Road. He said to have 77 homes trapped if something happened at Gardner Hollow Road is not good.

This is a Planning Board issue and the Highway Department issue.

Shane stated if they have to build a road it could cost 1 million dollars.

The Board asked if they looked at a cluster subdivision.

Is it possible to do this in phases? It was stated they will have to do the SEQRA process for the whole subdivision and then phases can be done. It was stated each phase should be able to stand alone.

There was a discussion of shared driveways and showing each lot being able to have their own driveway.

The applicant will take the comments into consideration and work on their plan.

3. DeBellis/38 Main Street - Architectural Facade Review
38 Main Street
Grid # 6758-02-808667
Zone: PH

Dan said this recently came to building Inspector and it is located in the Poughquag Hamlet. Anything in this zone usually requires ARB review.

He stated the ARB usually gives recommendations to the Planning Board, but he is not sure of the status of the ARB.

He said he looked into the code to see what applies to them. They would like to put a slope roof on, the building currently has a flat roof. They want to change the windows too.

Dan said he looked into the procedure of the ARB.

He said he looked at the site plan requirement. He said they are not changing the use so it states that in the case of minor changes requiring a building permit the Planning Board can decide to site plan application procedures outlined are not applicable. This determination must be made by the Planning Board in writing after receipt of a recommendation from the Zoning Administrator.

The Zoning Administrator wrote a letter that it is a minor change and he recommended that it does not require site plan approval.

Bill said that last month they were told by the attorney said that the Board doesn't have the ability to waive site plan.

Dan said this is site plan for a minor building change.

Bill said this is a commercial building and he thinks it will make it look a lot better.

Doug said they are putting a facade in front to change the look, they are not putting on a roof. He said he doesn't think this needs a site plan.

Rob stated that there was no need to for a site plan.

Bill made a motion to waive the site plan. Seconded by Rob. All in favor. Motion carried.

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

Meeting Adjourned

**Respectfully submitted.
Selene Haile
Secretary**