



TOWN OF
BEEKMAN
New York

4 Main Street
Poughquag, NY 12570
www.townofbeekman.com
(845) 724-5300

Town of Beekman Zoning Board of Appeals
Minutes of November 1, 2018

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, November 1, 2018.

The following members were present: Murray Johnson, Faye Garito, Ed Powers, Maria Rodrigues, Sarah Davis, and Ciaran Bruen.

Also present was Selene Haile - Secretary.

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

Public Hearings:

1. **Brian R. Van Vlack - Area Variance**
Proposed side yard variance to move shed
68 Gold Road
Poughquag
Grid # 6758-04-875357
Zone: R-45

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

Notice of Mailings and Proof of Publication were provided.

The applicant stated they put the shed up in front of the house in 2000 and put up an addition in 2004 and received a CO.

They started a project recently and were told the shed is non-conforming.

They stated they can't put the shed too far in the back due to grading issues. They are also building a pool house.

This shed can't be seen from the street. The neighbor, Jim DiBones stated he has no problem with this and he has created a row of vegetation. The shed measures 12 x 24.

The applicant stated he can't place the shed on the other side because he has problems with the neighbors who live there.

He keeps a Quad and lawnmower and garden equipment in the shed.

Murray asked for Public Comment;

Jim Dibones said he has no problem.

Mike Lowell -75 Gold Road stated he had no problem.

Joe Paradise - 52 Gold Road said he has no problem.

Mary Long - 83 Gold Road has no problem.

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

Murray made a motion that this application is a type II and no further SEQRA action is required. Seconded by Faye.

All in favor. Motion carried.

Murray made a motion to grant a side yard variance of 15.5 feet to relocate an existing 11.5 x 24 shed to rear of property.

Seconded by Faye. All in favor. Motion carried.

Findings:

No undesirable change to the neighborhood. The neighbors have no problem with this.

This is an improvement by moving it away from the front yard.

Any location for the shed would require a variance.

The variance is substantial but outweighed by the issues.

No adverse impact

The neighbors are all in favor.

Not self-created due to topography

All in favor.

2. Baker Road Associated - Area Variance

Lot line revision

10 Cottage Road

Lagrangeville

Grid # 6659-00-884042

Zone: R-45

Bob Ferris came forward for this application.

Notice of Mailings and Proof of Publication were provided.

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

Faye said she would like to disclose she is familiar with the applicant and Sarah disclosed she has purchased two properties from the applicant.

The Board did not feel there was any problem with both voting on the application.

Mr. Ferris stated that they built a house and made a mistake. They measured to the wrong pipe and the house was put in the wrong place. The property line goes through the deck. They own the lot next door so they are requesting a lot line realignment.

Both lots were created before zoning and are preexisting non-conforming.

They went before the Planning Board and they had no objections to this.

Lot 1 will go from 1.29 to 1.63 the other lot will go from 2.16 to 1.82. The house is not sold yet. This is the R-90 zone.

There are 3 other non-conforming lots that have not been built on yet.

John and June May asked to look at the map. They viewed the map.

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

Murray made a motion that this application is a type II and no further SEQRA action is required. Seconded by Faye.

All in favor. Motion carried.

Murray made a motion to grant an area variance for a lot line realignment - property 1 (6659-00-884042) will increase 34 acres from 1.29 to 1.63 and property 2 (grid # 6659-00-866060) will be decreased .34 acres from 2.16 to 1.82.

Seconded by Faye. All in favor. Motion carried.

Findings:

No undesirable change - it is just a lot line realignment.

No alternative

It is self-created but it was an error.

No adverse impact - no change to the well or septic

There are other existing non-conforming lots in the subdivision

All in favor.

Meeting Adjourned.

Respectfully submitted.

Selene Haile

Secretary