



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of September 2, 2021**

TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
Minutes of September 2, 2021

The Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, September 2, 2021. The following members were present: Chairman - Sarah Davis, Phil Capalbo, and Linda Porter. Maria Rodriguez and Ed Powers were absent. Also present was Selene Haile - Secretary.

Sarah led the Pledge Allegiance and noted the exits.

Public Hearing:

1. Fresh Spring LLC – Area Variance
Lot 11 – Carol Lane
Grid # 6858-00- 070112
Zone: R-135

Mr. Greenberg approached the Board. He stated this is an application for a single-family home at the end of Carol Lane. It is under 4 acres, however only the front area is useable. He stated that after the last meeting he did do research and there is nothing in the deed. He said the only restriction, is the house must be 3500 square feet (without the garage). He stated there is a slope behind the house which goes up to 66%. He also stated the location of the septic and house is to be located in this area and was set by the Health Department. The house style is modern and it is 3500 square feet.

There was no one in the audience for this application.

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

Sarah made a motion to grant a 54' front yard variance and a 22-side yard variance for a 3500 square foot contemporary home. Seconded by Linda.

Findings:

Can't dictate what a house looks like.

Can't build anywhere else on the property.

The applicant will keep as many trees as possible excepted those removed for the house and driveway

There is also a 10 x 25 in-ground pool - the house is farther than the pool needs 17 - the pool needs 22'

All in favor. Motion carried

This is not detrimental to the neighborhood

There is no environmental impact

This is not self-created - the subdivision that created this lot happened in 2001

2. Foster, Nicholas Huff – Area Variance
62 Alary Road
Grid # 6659-00-476576
Zone: R-90

Lynn Eisenhut - from Rainbow Pool

The applicants need a 10-foot variance for a pool. This is the only place it can be located due to septic. It requires 30' and they have 20.3'

There was no one present in the audience for this application.

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

Sarah made a motion to grant a 10' side yard variance for a 16 x 32 in-ground pool. Seconded by Linda. All in favor. Motion carried.

Sarah made a motion that this is a Type II action. Seconded by Phil. All in favor. Motion carried.

3. Cemco Development Group – Lot 2 & 3 Boyd Re-subdivision
Lot 2 & 3 Pleasant Ridge Road
6859-00-434759 &
Zone R-135

Mike Gillespie approached the Board.

The Public Notice stated the meeting was at Town Hall instead of the Recreation Center.

It was stated this has to be redone. This will be on next month's agenda.

4. Lime Ridge Farms, Inc. – Appeal of July 8, 2021 Determination of Building Inspector
64 Beekman Poughquag Road and 3 Apple Tree Lane
Grid #'s 6758-00-170733 and 6758-00-195750
Zone: R-45

Janis Gomez Anderson attorney for Peter Barton started they talked to the Town Attorney (Paul Ackerman) and he said they could open the Public Hearing but not have a vote and adjourn until next month. It was stated the notices went out late.

They are before the Zoning Board for an interpretation.

They would like to add a farm stand adjacent to farm property. He wants to convert the old farmhouse that is adjacent to the farm and add an addition.

There would be seating and they would sell produce, bakery, items. They will be building an addition for production of bakery items and a freezer.

This would be open all year long. They would not have to go all the way up to the farm. This will be almost 6 acres combined. They will preserve the house. It is 1670 square feet and will have a 2100 square foot addition.

They will be selling produce from the farm. It will be like the LaGrange store. They will also sell local things.

The applicant stated they were before the Planning Board and then they got a stop work order.

Peter said a kiosk opened on Frog Hollow and they are selling their products and he is not allowed to right now.

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

Sarah made a motion to adjourn this until the October meeting. Seconded by Phil. All in favor. Motion carried.

5. Schoolhouse Lane – Area Variance – Waiting for electronic submittal to forward.

5 Schoolhouse Lane

Grid # 6559-00-673206

Zone: R-90

Public Notice stated the meeting was at Town Hall instead of the Recreation Center.

Meeting Adjourned

Respectfully submitted

Selene Haile