

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

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, March 1, 2018 at the Beekman Town Hall.

The following members were present: Faye Garito, Sarah Davis and Maria Rodrigues. Murray Johnson and Ed Powers were absent. Also present was Secretary - Selene Haile.

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

Faye announced this is a 5 member Board and 2 members are not present tonight, therefore any decision by the 3 members present would have to be unanimous. She told the applicants if they prefer to wait until there is a full Board they can.

PUBLIC HEARINGS:

1. James Stewart - propose to construct detached garage exceeding 25% of the principal structure
70 Susan Drive
Grid # 6859-00-713777
Zone: R-90

Proof of Publication and Notice of Mailings were provided.

The applicant stated this is an application for a detached garage which will be more then the 25% allowed. The applicant tore down the house which was on the property and will be building a new house and this detached garage. The new house will be located on the same spot as the old house. The house location is a 1/4 of mile from the road.

The house is 2100 square feet and the garage will measure 24 x 26 with a loft above. The total square footage of the garage will be 936 square feet. Therefore it requires a variance of 20% over the allowed 25%.

Faye asked if anyone in the audience had any questions or comments.

Craig Gruszeski - Susan Drive said he came to see what the application was about. He stated he has no problem with what the applicant wants to do.

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

Faye made a motion that this application is a type II and no further SEQRA action is required. Seconded by Sarah. All in favor. Motion carried.

Sarah made a motion to grant a 20% variance over the 25% allowed for an 24 x 26 detached garage with a loft at 70 Susan Drive. Seconded by Maria. All in favor. Motion carried.

Findings:

This can't be seen from the road

The house is smaller because the applicant is downsizing

This doesn't change the character of the neighborhood and there is no environmental impact

This is self-created

All in favor of the findings.

2. Vincent Bellissimo - propose to construct detached garage with 20' side setback
34 Buck Drive
Grid # 6859-00-539186
Zone: R-135

Proof of Publication and Notice of Mailings were provided

This application is for a 26 x 28 detached garage and requires a 20' side yard setback variance. The side yard setback for the R-135 zone is 40'.

The applicant stated they are adding very little blacktop to get to it since there is a jog in the blacktop already where this is going to be located.

Faye asked if there was anyone in the audience for this application. There was no one present.

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

Faye made a motion that this application is a type II and no further SEQRA action is required. Seconded by Sarah. All in favor. Motion carried.

Faye made a motion to grant a 20' side yard setback variance for a 24 x 26 detached garage. Seconded by Maria. All in favor. Motion carried.

Findings:

The garage would be too close to the house without a variance

There are similar garages in the neighborhood so this is not out of character for the neighborhood.

There is no negative environmental impact.

The variance is not substantial

This is not self-created due to the property.

All in favor of the findings

Faye made a motion to approve the November 2017 Zoning Board minutes. Seconded by Maria. All in favor. Motion carried.

Faye made a motion to approve the February 2018 Zoning Board minutes. Seconded by Sarah. All in favor. Motion carried.

Faye made a motion to close the Meeting. Seconded by Sarah. All in favor. Motion carried.

Meeting Adjourned.

Respectfully submitted

Selene Haile
Secretary