

**\*\*AGENDA\*\***  
**TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING**  
**April 4, 2024**  
**7:00 pm**  
**4 Main Street, Poughquag, NY 12540**

Pledge Allegiance

Review Minutes: December 2023

**Public Hearing:**

- 1. Smith Accessory Building – Area Variance**  
45 Baker Rd.  
Grid # 6658-00-870966  
Zone R-90

The applicant is seeking an area variance for an existing accessory structure. §155-26A(1)(c) of the Town Code requires that accessory structures shall be located no closer to the street than the front of the principal structure. As the existing accessory structure is currently located in front of the principal structure, the applicant is seeking variance relief from this requirement.

- 2. Schartau Expansion – Area Variance**  
426 Old Route 55  
Grid # 6858-00-128494  
Zone R-135

The applicant is seeking an area variance for existing garage plus expansion. §155-26(d)(1) of the Town Code requires that accessory structures shall not exceed 25% of the principal structure in bulk. The principal structure is 960 sq. ft. The existing structure is 240 sq. ft.(25% of principal) and the applicant is proposing 855 sq. ft.(89% of principal), requiring a variance of 615 sq. ft.

The applicant is seeking an area variance for garage expansion. §155 Attachment 2 of Town Code requires a minimum side yard setback of 40 ft. The applicant has proposed 8.1 ft. and requesting a variance for the remaining 31.9 ft.

The applicant is seeking an area variance to add front porch. §155 Attachment 2 of Town Code requires 100 ft. front setback. The applicant has proposed 43.7 feet and is requesting a variance for the remaining 56.3 feet.