



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of April 7, 2022**

The Town of Beekman Zoning Board of Appeal met for their regularly scheduled meeting on Thursday, April 7, 2022 at the Beekman Recreation Center. The following members were present: Chairman - Mersin Capollari, Maria Rodrigues, Linda Porter, Ed Powers and Stella Slattery. Also present was Town Attorney - Dan Speranza and Secretary - Selene Haile.

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

Mersin made a motion to approve the January & March Zoning Board Minutes. Seconded by Linda. All in favor. Motion carried.

Maria made a motion to appoint Mersin the Chairman of the Zoning Board. Seconded by Linda. All in favor. Motion carried.

Public Hearing:

1. Volta Charging LLC– Area Variance
1328 Beekman Rd
Grid # 6759-00-408359
Zone TC

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

This is an application to install charging stations in the parking lot at the Stop & Shop off Route 55. They will be located in two existing spaces located on landscaped islands at the front of the store. They will be using existing electricity from the store. They require a sign variance

The proposed sign is internally illuminated with a digital display. They are able to provide universal charging at no cost to the customer. It is paid by the sponsor.

The applicant stated this will not alter the character of the surrounding area. This will not be a detriment to the environment. There is no sound. They will not be visible from the road (350' to 500' from the roadway) They will dim at night and are located in a commercial parking lot.

They stated there is no alternative as this is free subsidized charging.

They have been before the ARB and received a favorable review.

This will bring a benefit to a community. They can also provide local messaging.

They also noted they will not block any handicap parking spaces, they are located next to them.

It was stated the slides change every 8 seconds.

They have worked with other Towns to offer advertising for Town at a discounted rate.

Mersin asked if there was any public comment. There was no one in the audience for this application.

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

Mersin made a motion that this is a Type II SEQRA action. Seconded by Maria. All in favor. Motion carried.

Mersin made a motion to grant an area variance granting relief of 155.57 D (2) (a) 155.57 D (2) (d) and 155.57 D (2) (h) for 2 charging stations and to add any additional stations they would have to make an additional request.

Seconded by Linda. All in favor. Motion carried.

2. Camp Ludington – Area Variance
165 Paine Rd
Grid # 6756-00-464707
Zone R-135

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

This is an appellation for a frontage variance. This is located in the Girl Scout Camp. The Girl Scouts will be maintaining the southern portion and separating the other part to The Trust for Public Land.

This parcel is pre-existing non-conforming.

Lot (1) one has 35.2 feet - below the 100' minimum. Lot two has no frontage on Paine Road.

There is no impact and this is not self-created. There is no alternative.

Francis O'Shea (representing The Trust for Public Land) stated that they only take 500 acres of land. This will be combined with another parcel to total 500 acres. They will be paying the Town of Beekman taxes. The Camp will still operate but since they are a non-profit they do not pay taxes.

They need a variance for the proposed lot since it has no road frontage. This is just a line of the map. There are no proposed improvements. There will be an easement created. The purpose is to donate the land for conservation, not development.

This will no cause a change to the environment.

The variance is not substantial.

There is no way to achieve the desired result without a variance.

This is no self-created

There is no undesirable change to the neighborhood.

Cliff from the CCA stated they have been working on this for several years. This application for this parcel is very important to create the 500 acres so it will be accepted by the Trust for Public Land and also provide the Town of Beekman with taxes. These 500 acres is perfect for open space.

David Barach -123 Paine Road - asked about the character not changing. He asked if there is a deed restriction. He also stated there is water going over the dam and asked the engineer to contact the Girl Scouts to have them look at it.

Francis O'Shea said there is no deed restriction however their mission is to perceive open space. They are helping the Girl Scouts capitalize on land they are never going to use. They are purchasing and conveying at the same price. If there was a deed restriction, it would be worthless.

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

Mersin made a motion to grant an area variance for lot 2 from the required 100' road frontage. Seconded by Maria. All in favor.
Motion carried.

3. Biltmore Drive – Area Variance
31 Biltmore Drive
Grid # 6658-00-234302
Zone R-45

Shaun O'Donnell approached the Board.

This is an application for a 6' sideline variance for Lot 10.

The house was constructed 6' over the building envelope. He stated the stakes were set and were moved when the foundation was poured.

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

Josh Nieves (Lot 9) stated he has no issues with this.

It was stated there will be no undesirable change to the character of the neighborhood.

The desired result cannot be achieved by some other means than granting a variance.

The variance is not substantial.

The variance will not have any adverse impact on the environment.

This is self-created.

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

Maria made a motion this is a Type II action. Seconded by Ed. All in favor. Motion carried.

Mersin made a motion to grant a 6' side yard variance granting relief from the 15' side yard setback. Seconded by Stella. All in favor. Motion carried.

Mersin made a motion to close the meeting. Seconded by Ed. All in favor. Motion carried.

Meeting Adjourned.

Respectfully submitted.

Selene Haile.
Secretary