



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of January 5, 2023**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, January 5, 2023 at the Beekman Town Hall at 7:00 PM.

The following members were present: Chairman: Mersin Capollari, Phil Capalbo, Stella Slattery and Maria Rodrigues. Linda Porter was absent.

Also present: Town Attorney – Craig Wallace

Led the Pledge of Allegiance

Indicated emergency exits and restrooms

C. Wallace – Recommends chairman take a roll call to establish the board.

M. Capollari – Attendance roll call: Phil Capalbo, Mersin Capollari, Maria Rodrigues, Stella Slattery

C. Wallace – You’ve established quorum. You can introduce the one and only matter.

M. Capollari – On tonight’s agenda, there’s a discussion on the Town Center Grove area variance on Town Center Drive, Grid # 6759-00-500438, Zone TC. The applicant was referred by the planning board and seeking a 74.2 ft. front yard setback variance from section 155 Attachment 2 Schedule B of Town Code which requires a setback of 0-15 feet.

M. Capollari – Motion to open public hearing. Seconded by M. Rodrigues. All in favor. Motion carried.

1. Town Center Grove - Area Variance

Town Center Drive

Grid # 6759-00-500438

Zone TC

Mike Gillespie, Applicant’s Representative, Consulting Engineer – I submitted a copy of the site plan application and the layout of the building. Had a couple of maps for clarification. The parcel that is mentioned is off of Town Center Drive across from the library in the Town Center zone. We did a presentation to the planning board a couple months ago. What came out of that meeting was that in this area, based upon what is already there and what is coming (Sparrow’s Nest), most of the buildings out there or recently proposed are not against the road. They are set back. The TC zone as I understand was

really along the main drive of 55 to kind of create more of a feel. The request was to see what this would look with pushing the building back to kind of be in general conformance with what's out there and what's proposed. Indicates on plans where Clove Valley Road is located. States that some general dimensions were taken showing setbacks from the library and Sparrows Nest and reiterates they are setback from the road. The variance we're asking for was kind of supported and brought up by the planning board. Looking to get feedback.

S. Slattery – Asks for representative to speak more on this particular application.

Mike – Two four-family buildings.

P. Capalbo – Asks how much parking is required.

Mike – We're actually showing additional parking spots. The code is about 1.5-2 spaces per unit. We had 8.

S. Slattery – Asks the reason for the subdivision.

Mike - There is a requirement with Dutchess County Department of Health, who we've already sat down with on this project, if you are on a private well, in order to hook into the building, in order to not have to meet public water requirements, we're subdividing these two properties making two distinct properties on their own well and septic. There may be some shared storm water. Potable water. Will keep under the threshold for chlorination and things like that. Part 2 is the storm water. As you come in off of Clove Valley everything goes from this side to this side. Storm water facility down here (indicates on map). Soils are not great out there so will have to play around a little bit to make it work.

M. Capollari – From an engineering standpoint, that's probably the most ideal location for those buildings.

Mike – Confirms that would be fair to say.

M. Capollari – Makes a lot of sense to have parking in the front rather than in the back for safety etc.

P. Capalbo – The variance that would be needed would only be to the front side of the road. There's nothing adjoining the Sparrow's Nest side that would be of issue.

Mike – Not on either side.

M. Capollari – Front bearings would be needed for that proposed parking lot. Agrees that although the variance is substantial, there's enough parking there to buffer from the road.

P. Capalbo – Comments that others in TC zone have asked for setbacks and parking in the front and they evaluate case by case.

M. Capollari – Each plot has its own engineering properties, contours and topography and has to be evaluated on an individual basis.

Mike – Plan on providing landscape buffers just haven't gotten there yet.

M. Capollari – Asks if there are any other questions or comments.

C. Wallace – The purpose of this particularly coming before the board was for the applicant to get a feel for what the ZBA might be wanting or comments or questions you could offer that could be addressed. The next step would be a public hearing. The board could schedule or hold off for Planning Board. It's a coordinated review so planning has to make a decision on SEQR on that application and this board cannot issue a decision until that is done.

P. Capalbo – Suggests better to wait for Planning Board.

Mike – Presumes Planning Board will be lead agent and is circulating. Suggests setting public hearing for March.

C. Wallace – Board could make that motion.

M. Capollari – Motion to set public hearing for March 2, 2023. Seconded by M. Rodrigues. All in favor. Motion carried.

M. Capollari – Motion to close the meeting. Seconded by S. Slattery. All in favor. Motion carried.

Meeting adjourned 7:20 pm

Respectfully submitted.

Aletha Bourke
Secretary