



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of January 6, 2022**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, January 6, 2022 at the Beekman Recreation Center at 7 PM. The following members were present: Chairman - Sarah Davis, Phil Capablo, Linda Porter and Maria Rodriguez, Ed Powers was absent. Also present was Secretary - Selene Haile

Sarah led the Pledge Allegiance and noted the exits.

Review minutes: September, October, December 2021

Public Hearing:

1. Pepper Hill Road – Adjournment request
9 Pepper Hill Road
Grid # 6756-00-533268
Zone R-135

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

There was a letter asking for an adjournment.

Phil made a motion to adjourn until the next meeting. Seconded by Maria. All in favor. Motion carried.

2. Brook Avenue – Area Variance
30 Brook Avenue
Grid # 6658-09-015637
Zone R-90

John Sullivan approached the Board.

Sarah made a motion to open the Public Hearing. Seconded by Phil. All in favor. Motion carried. This is a Sylvan Lake cottage on a corner lot. It is one in a half story. The applicant would like to cover the existing concrete patio in front and to expand the back bedroom by 5 1/2 feet, a laundry room, and a new stair to the loft.

Existing elevation were shown.

Maria asked how long the concrete patio has been there. The applicant stated two years. He stated he talked to the building inspector at the time and Efrem said to take pictures of the footings which he did. He was told he didn't need a building permit for the patio.

Jeff and Sue Penni stated they live next door at 28 Brook Avenue. They are concerned that this is too close to the road and it will affect their property value. They stated this is a very narrow private road and it is bad for site distance. They stated the addition should be put on the back. They don't want to see an eyesore.

It was stated the porch is open and will not affect site distance. It is not being enclosed. It was also stated this won't affect anyone's well. The applicant stressed again that the building inspector was aware when he built the patio that he would at some point cover it and that the footings were put in. It was also stated there is not an additional bathroom going in. There are no plans to close porch and put in any living space.

A letter from Ameritech dated 1/6/22 was entered into the record.

This will require two variances.

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

Sarah made a motion to grant a 9.9-foot front yard variance and a 6.7 side yard variance to put a roof over a concrete patio and to square the rear of the building. Seconded by Phil. All in favor. Motion carried.

Discussion:

1. 2022 Proposed Zoning Board Meeting Dates

**January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022
October 6, 2022
November 3, 2022
December 1, 2022**

Phil made a motion to accept the proposed dates for 2022. Seconded by Sarah. All in favor. Motion carried.

Phil made a motion to approve the September, October and December Zoning Board minutes. Seconded by Maria. All in favor. Motion carried.

Phil made a motion to close the meeting. Seconded by Maria. All in favor. Motion carried.

Meeting Adjourned

**Respectfully submitted
Selene Haile
Secretary**