



TOWN OF
BEEKMAN
New York

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TOWN OF BEEKMAN PLANNING BOARD AGENDA
Minutes of Thursday, June 16, 2022

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, June 16, 2022 at 7 PM at the Beekman Town Hall.

The following members were present: Chairman - John Frustace, Faye Garito, Robert Lopane and Jayson Abbatantuono. Peter Poltrack was absent.

Also present was Town Engineer - Dan Koehler, Town Attorney - Craig Wallace and Secretary - Selene Haile.

John led the Pledge of Allegiance and noted the emergency exits were noted. John also called for a moment of silence for First Responders.

Faye made a motion to approve the May 2022 Planning Board minutes. Seconded by Rob. All in favor. Motion carried.

PUBLIC HEARING

1. Cemco Development Group – Lot 2 & 3 Boyd Re-subdivision
Pleasant Ridge Road
6859-00-434759
Zone R-135

Mike Gillespie approached the Board.

This is a 2-lot subdivision on Pleasant Ridge Road. At one time these lots were combined and then they were consolidated. The new owner would like to subdivide back into two lots. There is new code in effect since this was two lots. The applicant has gone before the Zoning Board to obtain a variance.

Dan discussed the replacement of the culvert and it requiring a water resource permit.

There was a discussion about trees being removed in the expansion area. The Board would like to know how many trees will be removed.

Dan stated after looking at this the County may have already changed the culvert and instructed Mr. Gillespie to look into it.

Rob stated he wants to see on the drawings what trees are being removed.

Mr. Gillespie stated trees would be removed within the areas of disturbance.

Dan said they circulated to be lead agency and there was no opposition.

Rob made a motion to declare themselves Lead Agency. Seconded by Faye. All in favor. Motion carried.

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

Mrs. Gina Marie Garofalo - 38 Susan Drive stated she received a letter about the meeting and wasn't sure what it was about. She asked how close this is to her property and what is a water resource permit. John told her that they would answer her questions and the meeting proceeded.

Bill Crain - 254 Gardner Hollow Road said he feels this doesn't go with the Town's "Compressive Plan" and asks why they keep approving subdivisions. He expressed concern about 100 trees being taken down.

Robert Pan - 289 Gardner Hollow Road stated this is next door to him. He said he doesn't like to see trees being taken down. He also expressed his concern about the 2 culverts and what shape they are in.

It was expressed that the applicant must direct storm water away from the neighbors and make sure the plan is adequate to accomplish that.

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

It was explained a water resource permit would be required if they replace the culvert in the front of the property. It sounds like that may have already been replaced.

Rob stated he won't sign off on SEQRA with all the trees being removed. He doesn't feel he can say there is no impact.

Mike Gillespie said that he feels it is a minor impact. He will take into account the location of the wells and septic's and drainage. He said he doesn't feel it is a priority.

John said that he feels it is a priority.

The Board would like him to come back with a tree mitigation plan and show all the trees that can be saved. They would also like to see trees that will be added.

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

There was a discussion about not closing the Public Hearing until the issues are resolved.

Rob made a motion to keep the Public Hearing open until the July 22, 2022 meeting. Seconded by John.

Rob - aye

John - aye

Jayson - aye

Faye - aye

Motion carried.

DISCUSSION

1. Camp Ludington – Subdivision

165 Paine Rd

Grid# 6756-00-464707

Zone R-135

Adam approached the Board.

This has been before the Board before.

There was discussion about a letter of recommendation to the Town Board about waiving the recreation fees as this will be used as recreation.
It is the Town Boards decision whether to waive or not.

This is private land to be publicly owned property to be used as open space.

Dan stated the Board needs to amend the 180 days to December 13, 2022.

Faye made a motion to amend the 180 days to December 13, 2022 and Conditional Final Approval. Seconded by Rob. All in favor.
Motion carried.

**2. Grape Hollow Subdivision – Subdivision
82 Depot Hill Rd
Grid# 6756-00-926766
Zone R-135**

This application is similar to the Camp Ludington application - land will be taken over by the Trust for Public Land and made into open space. It was stated the second larger parcel is the one that will become part of the trust.

There are no improvements to the property.

Dan said this is procedural.

Craig stated that part of the parcel is in the Town of Pawling. He stated that Pawling should be notified of the Town of Beekman's intention to declare themselves Lead Agency.

Rob made the motion to circulate to be Lead Agent and to notify the DEC, Town Highway Department, Beekman Fire Department and the Town of Pawling. Seconded by Faye. All in favor. Motion carried.

Rob made a motion to instruct the Town of Beekman Clerk to copy the Town of Pawling Clerk on all correspondence. Seconded by Faye.
All in favor. Motion carried.

There was a discussion about waivers.

Rob made a motion to grant the following waivers:

Portion of 130-12(E) – showing slopes 15% and greater on the map
130-12(F) – showing soil boundaries
130-12(H) – location of 12” and larger trees
130-12(J) – location of hedgerows
130-12(K) – location of rock outcrops
130-12(L) – location of stone walls
Portion of 130-12(M) – location of utilities
130-18(D)
130-18(F)(15)
130-18 (F) (13)

130-18 (F) (9)

Seconded by Jayson. All in favor. Motion carried.

Rob made a motion to grant Sketch Approval. Seconded by Faye. All in favor. Motion carried.

Faye made a motion to set a Public Hearing on August 18, 2022 if there are no objections for the Town of Beekman being the Lead Agent. Seconded by Rob. All in favor. Motion carried.

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

Meeting Adjourned

Respectfully submitted.

Selene Haile.

Secretary