



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of June 1, 2023**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, June 1, 2023 at the Beekman Town Hall at 7:03 PM. The following members were present: Chairman: Mersin Capollari, Linda Porter, Maria Rodrigues and Phil Capalbo. Stella Slattery was absent. Also present was Town Attorney – Craig Wallace and Secretary – Aletha Bourke.

M. Capollari – Meeting called to order
Indicated emergency exits and restrooms
Led the Pledge of Allegiance

PUBLIC HEARING

- 1. 4 Emma Way – Area Variance**
Ducar Garage/Bonus Room
Grid # 6757-00-878510
Zone R-135

M. Capollari – Applicant seeking area variance for minimum frontage of 100'. Applicant is proposing 84'6" and seeking variance for remaining 15'4". Asks for applicant or representative to approach podium and speak about project.

Wendy Lewis, Architectural – Would like to create addition to existing home of garage and accessory apartment above. 40x28 feet and bonus room above. Setback requirement due to corner lot. Was denied building permit. Building inspector saw property and did not have a problem.

Board reviews application questions and responses with applicant.

Wendy – Confirmation that bonus room will be finished off but will not be intended to be used as an accessory apartment.

John Ducar – Verified intended usage for bonus room is personal for family use.

P. Capalbo – Suggests caveat of not using as accessory apartment.

C. Wallace – Indicates that would be a separate application but board may want to ask if roofline will be higher than existing structure for consideration of neighborhood change.

John D. – Confirms it will not.

M. Capollari – Inquires about water, sewer/septic or electric issues that may be encountered through construction.

John D. – Negative confirmation

Continuation to last question and response on application. Board is satisfied with responses.

M. Capollari – Motion to open public comment. Seconded by PC. All in favor.

No Public Comment

M. Capollari – Motion to close public comment. Seconded by Maria. All in favor.

Board Discussion

M. Capollari – Not impeding. Corner lot. Should be no issue. All agree.

M. Capollari – Review of 5 Criteria. Board is satisfied and in agreement with responses provided.

M. Capollari – Motion to grant requested variance. Seconded by P. Capalbo. All in favor.

Roll Call Vote:

L. Porter - Aye

M. Rodrigues - Aye

P. Capalbo - Aye

M. Capollari - Aye

Motion Granted

M. Capollari - Motion to close public hearing and terminate meeting. Seconded by L. Porter. All in favor.

Meeting Adjourned 7:21pm.

Respectfully submitted.

Aletha Bourke
Secretary