



TOWN OF  
**BEEKMAN**  
*New York*

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**TOWN OF BEEKMAN PLANNING BOARD AGENDA**  
**Minutes of Thursday, March 17, 2022**

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, March 17, 2022 at the Beekman Recreation Center at 7 PM. The following members were present: Chairman - John Frustace Faye Garito, Robert Lopane. and Pete Poltrack. Jayson Abbatantuono was absent. Also present was Town Engineer - Dan Koehler, Town Attorney - Daniel Speranza and Secretary - Selene Haile.

John led the Pledge of Allegiance and noted the Emergency Exits.

John asked for a moment of silence for First Responders and Ukraine.

Peter made a motion to approve the February 2022 minutes. Seconded by Rob. All in favor. Motion carried.

**PUBLIC HEARING**

Greenhaven Road Solar Community – Site Plan, Special Use Permit & Water Resource Permit-  
Adjourned  
97 S. Greenhaven Rd  
6757-00-082660  
Zone C-3

This Public Hearing is still open - it was adjourned from the last meeting.

The applicant presented alternate layouts.

Alternate layout #1 - 150' setback on eastern and southern sides. This would cause a reduction of 32% and would not cover the costs. They would still have to clear about the same number of trees.

Alternate layout # 2 - This would maintain setbacks and move forward. It would be closer to Greenhaven Road. It would be closer to Carol Alexis yard. It would require taking down the existing barn. It was also noted that the landowner's daughters' ashes are scattered there.

Their current proposal is to have 105' setback along the Klein property.

Peter stated he went to Ditron and the Alexis property. He stated he has some suggestions. He suggested they maintain the 150' setback and move panels closer to the stream that goes thru the property. He stated on the eastern edge they could go for the variance of 80'. He also suggested they build the area up by Ditron and plant trees so there was a better buffer. He also stated he wants the culvert marked on the ground.

The applicant said that they are following the code along the Ditron property. If they move closer to the stream, it will require more tree clearing. They stated that there are 2 large trees that the Board is sensitive to. They said the Ditron drainage pipe is there and they can't drill and put panels there. There is also the issue of the DEC buffer in that area.

Rob said there is the issue of the view versus the environmental sensitivity of stream. He stated there is a stream buffer ordinance.

It was stated the new proposal moved back 20' from 85' to 105'. They saved some trees along the boundary with Ditron. They went from 22 trees down to 7. There was a slight addition to the vegetative buffer. They provided visual simulations. They are working with Ditron for an agreement on easement. They are tightening up the landscaping a bit. The east side setback is still 80%.

John opened it to Public comments

Jonathan Bardavid - attorney for Ditron asked about the trees and sizes. They would like larger more mature trees planted. They also need the easement agreement to be worked out with the owner. They want proper signage for the pipes and concerned about safety issue with that.

He stated they appreciate the work done on the dust control plan.

Rob said that there is a better success rate with smaller trees.

The applicant stated they can't grant the easement - which can only be done by the landowner. They will work on a mutual agreement. Bill Craine talked about trees and the importance they provide to the environment and habitats.

John Klein approached the Board. He stated he has read several articles about solar farms. And several things stood out in all of them. First con is the neighboring property values being depreciated. Another con is the destruction to wildlife and vegetation. He stated a 32-inch tree is about 184 years old and predates the Civil War. Another issue discussed in all the articles is the possible health concerns which is heavily debated but not really understood currently.

He said as far as the devaluing property, does a solar farm really belong adjacent to a residential property. He stated he is very adamant about the 150' setback from this historic farm from the 1700s. He also said this is adjacent to a class B shooting preserve and for that reason it is important to have the setback at 150'.

He also questioned the applicant's math in regard to how many panels and service they would lose if they kept the setback.

The applicant responded it is not the total square footage of land but how the panels fit.

Rob stated that the Zoning Board grants variances and this Board doesn't make that decision.

John stated he is uncomfortable with this encroaching on a residential area, and therefore doesn't feel he can send a positive letter to the Zoning Board.

Faye stated she doesn't feel solar belongs in a residential area. She stated if this requires a variance to be viable, she has a problem with this.

It was stated this property is lite industrial zoned, and someone could build a business like Ditron and there would be traffic in and out. It was also stated this is the only piece of property in Beekman that solar can be placed on.

The Board would like to see a plan that doesn't encroach on buffer/setbacks to residential area.

Rob stated the applicant clearly needs the project to be viable and they have done what the Board asked them to do.

Dan stated they need a full storm water plans they can't make a SEQRA determination.

Caroline Alexis asked about the zoning in the area. It was stated that this is lit industrial and was changed many years ago.

It was asked why the area where the owner use to park their trucks was being used. It was stated that is the turn around and equipment pad.

Dan said they can't make a decision tonight or that would start the 62 days clock. The attorney agreed. Dan said the Board needs to agree which layout the applicant should pursue.

The Board would like to know the exact loss if they followed the setbacks without a variance - which is 80' from Ditron and 150' from the Klein and Alexis property.

They need a final layout so they can develop the correct documents. There was a discussion that this property could be used for an industrial building and that could have a larger impact on the neighbors.

Faye made a motion to keep the Public Hearing open until next month. Seconded by Peter. All in favor. Motion carried.

#### DISCUSSION

1, Active Dog, LLC – Site Plan and Special Use Permit  
359 Depot Hill Rd  
Grid# 6757-00-693527  
Zone R-135

Eric Bleile (owner) and Brian Hildenbrand approached the Board.

Dan stated this was part of a subdivision in 2014 and any disturbance would necessitate a Storm Water Control Plan.

There is already a driveway cut in across from Emma Way. They will have a gravel driveway and will they to keep the disturbance to under 1 acre.

Dan said they still have to provide calculations.

This is part of the forestry program. It was noted that no trees will be removed for the parking lot and trails.

Dan stated he will work with the applicant's engineer. This will need to go to Public Hearing.

Faye made a motion that this is a Type II action. Seconded by Peter. All in favor. Motion carried.

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

Faye made a motion to schedule a Public Hearing for April 21st. Seconded by Rob. All in favor. Motion carried.

## EXTENSIONS

1. HSC Poughquag, LLC  
2537 Route 55  
6759-00-650278  
Zone – TC

Karen from Bohlnar Engineering approached the Board. She stated they are requesting two (2) ninety-day extensions. She stated nothing has changed. She stated progress has been made and they are working with the Health Department for the septic and well. They are doing the final grading for the septic. The well has been drilled and they are working on a water treatment system.

Dan prepared a draft resolution for two (2) ninety-day extensions.

Peter made a motion to approve the draft resolution as prepared. Seconded by Faye. All in favor. Motion carried.

2. Alaina Estates Residential Subdivision  
Beekman-Poughquag Road  
6758-00-642721  
Zone R-45

Brian Stokosa approached the Board.

They have a verbal approval for the pump station.

They are in contract with Reiger Home to construct.

There has been an issue in regard to the moderately priced housing in the code. The code will be amended to address the issue.

Dan Speranza spoke and stated the current code does not provide any definitions. It will most likely be modeled like the County. A draft template of the Dutchess County code with the standers will be shared with the Town Board. The Town Board will set the standards. The Towns description have grey areas.

The applicant will be paying \$12,500 which will be used by the Town for the purpose of amending, updating and revising the provisions of the MPDU and or housing dedicated for senior citizens (aged 55 plus).

Rob made a motion to approve the resolution as prepared for 2 ninety-day extensions. Seconded by Faye. All in favor. Motion carried.

Faye made a motion to close the meeting. Seconded by Peter. All in favor. Motion carried.

Meeting Adjourned.

Respectfully submitted  
Selene Haile