



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of March 3, 2022**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Thursday, March 3, 2022 at 7 PM at the Beekman Recreation Center. The following members were present: Phil Capalbo, Ed Power and Maria Rodrigues. Linda Porter was absent. Also present was Town Attorney - Craig Wallace and Secretary - Selene Haile.

Phil led the Pledge Allegiance and noted the emergency exits.

Phil noted that Sarah Davis has resigned from the Zoning Board. She moved out of Town. There are only 3 members present and any vote would have to be unanimous.

Public Hearing:

1. Pepper Hill Road – Area Variance Adjourned
9 Pepper Hill Road
Grid # 6756-00-533268
Zone R-135

The applicant's engineer Peter Scott approached the Board.

This was before the Board in December 2021. They have changed the plan since then. It is in the same location and the same mitigation but the size has changed. It is now a single story 20 x 30 - 600 square foot with no bathroom or septic. It will only need a minor front yard setback.

This will have no impact on the rural character of the neighborhood since it is a barn like structure. It will have no environmental impact - it is a Type II action. The storm water design will have no impact on the stream. The property has constraints that limit where anything can be placed.

Mr. Scott stated he can't get the driveway off Pepper Hill so the driveway will be placed off Grape Hollow Road.

This requires a 20' front yard setback. They are proposing a planting plan. The 150' deed restricted buffer will stay. The building fits with the contours. They are on the lower end of the steep slope ordinance. The total disturbance went from 9,050 square feet to 6,337 square feet.

Phil said he appreciates the changes made to comply with the code. This now requires on variance.

They will be getting rid of the 200 square foot structure that is currently there.

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

Robert Hanna - 381 Grape Hollow Road. asked to see where the septic was located. Mr. Scott showed him on the plan and stated there is no plumbing in this building.

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

There are no undesirable changes in character to the neighborhood. The site is constrained and there is no other place to put this because of the topography, stream, and the placement of the well and septic. This is not a substantial variance (20' front yard). There is a limited tree disturbance. This is not self-created, it is due to the constraints on the property. This is consistent with other structures in the neighborhood.

Ed had no comments.

Maria stated the variance is not excessive.

Maria asked about the motor home since the first application had it placed in the building. The applicant stated it won't fit in the property, but it isn't against code to keep it parked outside on their property.

Craig stated it is self-created but there are no other options due to topography.

Phil made a motion to grant a 20' front yard variance. Seconded by Maria. All in favor. Motion carried.

2. Biltmore Drive – Area Variance

31 Biltmore Drive

Grid # 6658-00-234302

Zone R-45

Brian Stokosa approached the Board.

This is one of the last lots to be created.

There is an encroachment of the side yard setback. The setback is 15' and they have 9.3. They need a 5.9 (6) variance. The foundation shifted when it was poured. The house is sold. It was stated the house is framed already. The developer talked to the neighbor and they didn't have an issue.

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

There was no one present in the audience for this application.

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

There is no undesirable change to the neighborhood. The neighbor did not show up to the Public Hearing.

Phil stated if the neighbor wants some plantings they should provide. Brian said he will talk to the developer.

Phil made a motion to grant a 5.9 side yard variance from the 15' setback. Seconded by Maria. All in favor.

Motion carried.

3. Miller Road – Area Variance

71 Miller Road – Unit 19

Grid # 6558-00-856824

Zone R-90

Kathy Braun - architect for the project approached the Board with Hillary Stern the applicant.

This is a pre-existing non-conforming bungalow. They would like to replace a covered porch and create a small addition. This will be 9.3 from the property line and the required is 10'. They will be relocating the bedroom to this area. (this will still be a one bedroom). They will rebuild the porch.

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

There was no one present in the audience for this application.

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

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

Phil made a motion to grant a plus or minus 1-foot variance. Seconded by Maria. All in favor. Motion carried.

The January minutes will be held until the next meeting.

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

Meeting Adjourned

Respectfully submitted.

Selene Haile
Secretary