



TOWN OF
BEEKMAN
New York

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TOWN OF BEEKMAN PLANNING BOARD AGENDA
Minutes of Thursday, May 19, 2022

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, May 19, 2022 at the Beekman Recreation Center.

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 - Craig Wallace and Secretary - Selene Haile.

John noted the emergency exits said the Pledge of Allegiance.

There was an announcement that the June 2022 Planning Board meeting should will be held at Town Hall.

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

PUBLIC HEARING

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

The applicant introduced Terrance Nolan who is taking over the project. They have realigned the layout and will maintain the 150' setback from the Klein property.

They reviewed the tree clearing plan and updated some of the technical material from Dan's last letter.

Terrance stated he has been working with the easement issues and believes they have an understanding. They have provided tree information showing which trees will come down and which will stay. As far as the easement, they went on site and have spoken to the landowner. They have clarified the easement with Ditron and come up with a mutual agreement about repairing and maintenance. There hasn't been a draft letter prepared yet, but he believes they can deal with the issue. He stated he thinks they have addressed the comments and is asking to close the Public Hearing.

It was stated that trees 61 and 64 on the boundary line need to be checked.

The applicant stated they would look at them. It was stated that they could be a little off due to the satellite configuration. It was stated there is a fence on the boundary and only the trees on the inside of the fence will be removed. The fence has been verified. They will not be removing any trees not on their property. It was stated that the fence was verified to be on the property line by a professional surveyor. They use the physical truck not the airspace.

There was a discussion about the Fire Advisory Board (John Adams) and a gravel road around the perimeter. The applicant stated there is about 20' between the panels and the fence. It is not gravel but is accessible. The Fire Advisory Board would like 25' and stated that anything less would be a problem.

Peter stated that it would be about a 22,000-pound vehicle - Ford 550 size with about 300 pounds of water. The idea is to suppress a ground fire. The idea for the gravel is so the ground is stable enough for the truck and it won't get stuck. They need a place to set up shop for a fire and it could create issue if it isn't 25'.

It was stated 25' from the edge of the panel to the fence. This would be for a ground fire, if the panels are burning they will let them burn.

Peter asked about training for the fire department.

Terrance suggested there be a meeting between himself and the Fire Advisory Board to iron out any technical matter.

Peter asked if they could also be the connection link between the Fire Advisory Board and NYSEG. Terrance said he would work on that.

Dan stated that he will work with the applicant as far as the SWPP issues.

Ditron owner and attorney spoke. They are concerned that the screening won't be adequate and the panels will be visible for 5 years. They believe the issues with the easement are resolved but they haven't had time to prepare the draft. He believes it will be solved by the next meeting.

John Klein talked about the fence being used as the property line. There are parts of the fence which are deteriorated or missing. He said there are a lot of trees on this boundary. The applicant was asked to look at trees 79 and 159.

The applicant stated the property line was surveyed by a professional doing field work. The trees were a GPS survey.

Peter asked if they would tag any that is scheduled to be removed so the boundary property owners can review in the field. Terrance said they would.

They will put markers every 50 feet along the property line and tag the trees that will be removed along the property line. The applicant agreed. Peter suggested they have an onsite review with applicant and border neighbors so there is no dispute.

Bill Crain asked about mowing since the Town code call for pollinator planting. He stated trees should be protected at all costs.

Dan said they are making progress and the outstanding items can be addressed. He stated the Board could close the Public Hearing with the conditions discussed. (meeting with Fire Advisory Board, providing safety training opportunities for concerns of Fire Department, staking the trees and boundary lines.

It was stated that pollinator mix should be used and it will only be mowed twice a year.

The applicant asked to close the Public Hearing and will work with Dan on the storm water offline.

Dan agreed as long as the applicant agreed to waive the 62-day requirement.

The applicant agreed to waive the 62-day requirement.

Peter made a motion to close the Public Hearing. The applicant agrees to waive the 62-day requirement. Seconded by Rob.

Peter - yes

Rob - yes

Faye- yes

John - yes

Motion carried

There was a discussion about the view and Ditron and the trees growth for 5 years. It was stated that if some of the trees don't survive, they will be replaced as stated in the landscaping plan. Ditron would like more trees along the driveway and would like 8 to 10-foot trees.

It was stated that 8 to 10-foot trees have a higher mortality rate.

Peter said the issue needs to be addressed. He stated he has been in the tree business for 45 years. He said as far as 8 to 10 feet tree range, there are several factors. One is the quality of the soil, the after care, size of the root ball, and the species picked for the environment.

Terrance said they will work with the Planning Board and follow their decision. They also stated that they will be providing a filter on the fence which will help block the view. Dan asked them to put on the plan.

2. Camp Ludington – Subdivision

165 Paine Rd

Grid# 6756-00-464707

Zone R-135

Adam approached the Board.

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

It was stated this is an application to subdivide 2 lots. One lot will stay with the Girl Scout Camp and the other will be conveyed to the Trust for Public Land and remain open space. They received the necessary variance from the Zoning Board. They have satisfied all the outstanding issues.

They are continuing to work on the dry hydrant.

There was no one in the audience for this application.

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

Peter made a motion to this is a Negative Declaration for the purpose of SEQRA. Seconded by Rob. All in favor. Motion carried.

Fay made a motion to grant Preliminary Subdivision Approval. Seconded by Rob. All in favor. Motion carried.

The attorney will hammer out the specific language.

Craig stated on of the conditions of the resolution is resolving the issue of dry hydrant.

Peter stated that they met at the location today and the road where you drive in and the sign is located would be the best location.

It was also discussed that there needs to be erosion control at the driveway entrance.

The dry hydrant will work out with the Girl Scouts and Fire District where it will be located.

The Board will recommend to the Town Board that the recreation fees be waived.

Rob made a motion to recommend to the Town Board that the Recreation Fees be waived. Seconded by Faye. All in favor.
Motion carried.

DISCUSSION

1. Volta Charging LLC – Site Plan/Sign
1328 Beekman Rd
6759-00-408359
Zone TC

This application is for 2 charging stations at Stop and Shop.

They went to the Zoning Board to get variances for the sign permit.

Dan went over the sign permit.

155 57 D2

155 57 D 3 (1)
prohibits all internally illuminated freestanding signs. They will have to go back to the Zoning Board for this.

155 57 3 (a)
Benjamin Moore Colors - has to be dark background with white lettering. They may have to go back to the Zoning Board for this.

The applicant stated there were no problems with the ARB and it was well received.

There was a discussion about a wood base.

155 57 D 3 (aa) construction design

155 57 D 3 (A)

155 57 D 3 (D)

Rob expressed his concern with the visual - he stated he would like to see discreet, calm, quiet, Rob feels this goes against the spirit of the code. They will need to go back to the Zoning Board.

The applicant was asked about the Town using for announcement for issues of safety etc. The applicant said that is possible.

Craig stated they can prepare a resolution for next meeting if the applicant gets the needed variances.

Faye said she would like to see a sample of the wood product.

Rob didn't think that wood would look good.

The applicant should bring back samples to the next meeting.

2. Sparrow's Nest – Site Plan - Special Use Permit
Clove Valley Rd & Town Center Boulevard
6759-00-465462
Zone TC

Steve Whalen (architect) and Krista Jones (founder of Sparrow's Nest) approached the Board.

Krista spoke about how Sparrow's Nest started when a friend of hers had cancer and she started providing meals for her and her 3 children. Her friend passed away however she also had 4 other friends get diagnosed with cancer. She initially built a commercial kitchen attached to her home. They have since moved to a commercial kitsch and have 12 people working for Sparrow's Nest.

They have recently found out that the rent will be going up so they have always had a dream of having their own space. They service a 5-county area.

There is no traffic - they have 4 full time employees and a part time manager. there are volunteers who come on Tuesdays to pick up and deliver the food. They use a small conversation van. They service within 35 miles of the facility.

They do not encourage people to come into the facility. There is a food truck delivery on Fridays.

Their mission has been to provide meals for a family who has a child under 18 but they have always wanted to included senior citizens. They also provide meals for the family if the cancer patient passes away. They can't accomplish this in the facility they currently have.

Dan pointed out comments # 2, 15 and 16 in his comment letter. This will require a variance about a front yard setback.

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

3. 60 Mountain View – Accessory Apartment - Special Use Permit
60 Mountain View
6759-00-008320
Zone R-45

Bill Guerra approached the Board. He is the new owner of 60 Mountain View

He stated the previous owner stated the process for an accessory apartment.

Dan said he reviewed the minutes from that time and it was approved.

Craig stated they may have not renewed since it has to be renewed every year.

The new owner now needs to get the SUP.

They need an engineer to say the layout hasn't changed. The Zoning Administrator can deviate from the formal site plan. The number of bedrooms need to be verified.

It was stated the owner needs to occupy the house and the SUP needs to be renewed every 3 years. With adequate notice the Building Inspector can visit.

EXTENSIONS

**1. Norsk – Site Plan
57 Greenhaven Rd.
Grid # 6256-02-608945
Zone C-3**

Brian Stokosa approached the Board. The appellant is working on the financial component.

Dan stated they have been working in good faith. They require two 90-day extensions.

Faye made a motion to grant two (2) 90-day extensions until November 15, 2022. Seconded by Peter. All in favor. Motion carried.

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

Meeting Adjourned.

Respectfully submitted.

**Selene Haile
Secretary**