



TOWN OF
BEEKMAN
New York

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TOWN OF BEEKMAN PLANNING BOARD
Minutes of Thursday, October 20, 2022

The Town of Beekman Planning Board met for their regularly scheduled meeting on Thursday, October 20, 2022 at 7:00 PM at the Beekman Town Hall.

The following members were present: Chairman - John Frustace, Peter Poltrack, Jayson Abbatantuono. Robert Lopane and Faye Garito.
Also present was Town Engineer - Dan Koehler, Town Attorney - Craig Wallace and Chairman of the Conservation Advisory Council Clifford Schwark.

Chairman John Frustace began the Meeting with the Pledge of Allegiance and a Moment of Silence for First Responders, Armed Service personnel and for the people of Ukraine. John pointed out the Emergency Exits

PUBLIC HEARING - TABLED

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

John Frustace made comment on the Public Hearing that is on the agenda to be held this evening had some administrative issues. It is required to send out mailing to reach a certain amount of people. Unfortunately that did not occur. So we will not open the public hearing this evening. The public hearing will be rescheduled for the next Planning Board meeting. Notification will be sent out again and correctly.

Dan Koehler, Town Engineer – If the board has any questions or the applicant has any comments, we can still make use of the time.

Stephen Whalen, Architect for Sparrows Nest – Clarify outside the mailing, we have to get the lightning plan, landscaping, other minor issues. Is there any major points that the board is waiting on? Civil Engineer to produce the topography.

Town Attorney, Craig Wallace – Deficiencies in the site plan that was addressed in the Town Engineer letter. The deficiencies that has prevented the County Planning to make a meaningful review. Discussed with the applicant to go before the ZBA next week for ideas about variances that they will be seeking. SEQRA will still have to be determined by the Planning Board first before the ZBA can act. Hopefully we will have the 239 plan from the county.

John Frustace makes a motion to move the applicant to direct and satisfy the comments from the Town Engineer, October 20, 2022 review and comment letter. Seconded by Faye Garito. All in favor: AYE.
Motion unanimously approved.

Town Board discussed sidewalks and issues with Sparrows Nest doing them now or in the future. If in the future then a Performance Bond would be put into place.

Stephen Whalen, Architect for Sparrows Nest had concerns about liability with sidewalks and the disturbance of the 1 acre.

Dan Koehler – The DEC says if you are close to that 1 acre then get the coverage to do the work and in this case for permanent stormwater controls. That one acre then turns into probably 1.3 of disturbance because you have to have stormwater management. Stay under that acre.

John Frustace – makes a motion to direct the applicant to notify everyone within 500 feet of the subject property for public hearing. Faye Garito – So moved. Seconded by Peter Poltrack. All in favor: AYE. Unanimously approved.

DISCUSSION

1. Trust for Public Land - Grape Hollow Subdivision – Subdivision

82 Depot Hill Rd
Grid# 6756-00-926766
Zone R-135

Sarah Richardson, Inside Engineering Surveying & Landscaper Architecture, representing Trust for Public Land – 2 Lot Subdivision – Lot 1 is 12-acres and will remain with the current owner, remaining 125 acres on Lot 2 will be conveyed to the DEC. Responded to Mr. Koehler's comments. Requested a waiver from Chapter 130-20a6. Listed all existing features on the site. Requested waiver to add additional feature to plan. Draft resolution prepared for the board to vote on tonight.

Dan Koehler – Draft Resolution of Conditional approvals. Granting waiver request from Chapter 130-20a6, granting preliminary plat approval and granting conditional final subdivision plat approval. Valid through April 18, 2023. One Condition is going back to Town Board to waive rec fee.

Rob Lopane – makes a motion to grant conditional subdivision plat approval as described. Seconded by Peter Poltrack. All in favor: AYE – Unanimously approved.

2. 169 & 173 Lime Ridge Rd - Lot Line Adjustment

Lime Ridge Road
Grid# 6758-00-190470 & 110425
Zone R- 45

Stephen Emanuel, would like to take 4 acres from a 20-acre piece of property and add it to the adjacent 1.5-acre piece of property. Would like to submit to the board a letter to potentially waive to put on the map the topography since there will be no building, providing soil boundaries, providing trees and topography on the preliminary approval.

Dan Koehler – Main concern is that the map shows where the septic systems are located on both properties. Schedule a public hearing for the November 17th planning board meeting with the resubmitted answers to the items needed. Consider sketch plan, preliminary and conditional and final approvals at that next meeting. Applicant to send out advertising and mailing to residents with the 250 feet of both properties.

Peter Poltrack makes a motion to declare the lot-line adjustment a Type Two action for SEQRA. Seconded by Faye Garito. All in favor: AYE. Unanimously approved.

John Frustace makes a motion to schedule the Public Hearing for November 17, 2022. So, moved by Rob Lopane. Seconded by Peter Poltrack. All in favor: AYE.

PRE – DISCUSSION

1. Pozzuto – Subdivision
110 Frog Hollow Rd
Grid# 6757-00-445645
Zone R-45

Brian Hildebrandt, Engineer – 85 plus acre lot with existing house and existing trailer. There is a stream and wetland that traverses the property. Plan is to create two new lots. Possible variance for the limited frontage. Trailer would be replaced with a single-family home. There is a survey that shows the wetlands. This property is in an Ag district. There is 83-acres that the house is on. Then the 2.5-acres that comes to the front. Both of those have 100 feet on the road.

Town board comments – main concern is the land locked parcel with the portion of the parcel that is on the other side of the rail trail and the future of gaining access to it. Possible easement for a shared road. Going to have to preserve access to that old upper parcel while allowing to build the lots. There is DEC wetlands will need to be delineated and will require a permit. The only reason for the current easement is for the access to the cattle pass? The deed will explain the details of the property. The design that is in place now doesn't meet the bulk area requirements because it doesn't have frontage on it. There are also steep slopes. Applicant needs to iron out the access to the top parcel and maybe the key to subdivide the land. Unless they put in a road but the Town would have to accept the new road.

Dan Koehler - This is a dead-end road so you have to count up all the houses including on Morgan Lane and any others that come down. Frog Hollow Road is a dead end and you have to meet New York State Fire Code for a number of single-family homes. You can't have more than 30 houses off of Frog Hollow and Morgan Lane combined. Otherwise you need a second means of egress. Also, if you have some reasonable use of the land without touching the DEC wetland or buffer that's good enough and they won't give you a permit. Since there is a house already on the land the DEC may say that's reasonable use of the land. Because this is in an Ag's. district it could also make it more difficult with SEQRA.

Other Town Board comments:

John Frustace – To the public. We are between Secretaries. All of our meetings are recorded by Video Ventures. They put it on the Town Hall You Tube channel. You can find that on the Town of Beekman website.

Peter Poltrack makes a motion to end the meeting. Seconded by Faye Garito. All in favor: AYE.

Meeting Adjourned

Respectfully submitted.
Planning/Zoning Secretary