

****AGENDA****
TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING
May 2, 2024
7:00 pm
4 Main Street, Poughquag, NY 12540

Pledge Allegiance

Review Minutes: January 2023, December 2023, April 2023, April 2024

PUBLIC HEARING:

- 1. Smith Accessory Building** – Area Variance - Continuation
45 Baker Rd.
Grid # 6658-00-870966
Zone R-90

The applicant is seeking an area variance for an existing accessory structure. §155-26A(a)(c) of the Town Code requires that accessory structures shall be located no closer to the street than the front of the principal structure. As the existing accessory structure is currently located in front of the principal structure, the applicant is seeking variance relief from this requirement.

On April 9, 2024, a determination was made by the Zoning Administrator that the accessory structure is pre-existing non-conforming.

- 2. Scharteau Expansion** – Area Variance - Continuation
426 Old Rout 55
Grid # 6858-00-128494
Zone R-135

The applicant is seeking an area variance for existing garage plus expansion. §155-26(d)(1) of the Town Code requires that accessory structures shall not exceed 25% of the principal structure in bulk. The principal structure is 960 sq. ft. The existing structure is 240 sq. ft.(25% of principal) and the applicant is proposing 855 sq. ft.(89% of principal), requiring a variance of 615 sq. ft.

The applicant is seeking an area variance for garage expansion. §155 Attachment 2 of Town Code requires a minimum side yard setback of 40 ft. The applicant has proposed 8.1 ft. and requesting a variance for the remaining 31.9 ft.

On April 9, 2024, a determination was made by the Zoning Administrator that the garage is a legal non-conforming structure on a non-conforming lot and shall not be enlarged in accordance with §155-58(F)(2).

The applicant is seeking an area variance to add front porch. §155 Attachment 2 of Town Code requires 100 ft. front setback. The applicant has proposed 43.7 feet and is requesting a variance for the remaining 56.3 feet. §155 Attachment 2 of Town Code requires 40 ft. side yard setback. The applicant has proposed 26.9 feet and is requesting a variance for the remaining 13.1 feet.