

**\*\*AGENDA\*\***  
**TOWN OF BEEKMAN ZONING BOARD OF APPEALS MEETING**  
**August 6, 2024**  
**7:00 pm**  
**4 Main Street, Poughquag, NY 12540**

Pledge Allegiance

Review Minutes: October 2022, November 2022, June 2024

**Public Hearing:**

- 1. Jett Management – Area Variance**  
2561 Route 55  
Grid # 6759-00-676251  
Zone TC

The applicant is seeking an area variance to convert commercial multi-use into apartment living space. §155 Attachment 2 Schedule B requires a minimum area of interior living space of 800 sq. ft. Apartment A is 634 sq. ft. Apartment B is 486 sq. ft. Apartment C is 655 sq. ft. The applicant is seeking relief from this area and bulk requirement with a positive referral from the Planning Board.

- 2. Ponzini/Su New Residence – Area Variance**  
55 Schoolhouse Ln.  
Grid # 6559-00-673206  
Zone R-90

The applicant is seeking an area variance to build a new residence. §155 Attachment 2 Schedule B requires 75 ft. front yard setback. The applicant is proposing 40 ft. and requesting a variance for the remaining 35 ft.

- 3. Heckmann Addition – Area Variance**  
9 Maple Rd.  
Grid # 6657-08-786977  
Zone R-45

The applicant is seeking an area variance to build an addition. §155-22 Attachment 2, Schedule B requires a minimum 20 ft. side yard setback. The applicant is proposing 16'2" on the east side and requesting a variance for the remaining 3'10". The applicant is proposing 13'7" on the west side and requesting a variance for the remaining 6'5". A minimum front yard setback of 50 ft. is required. The applicant is proposing +/-20 ft. and requesting a variance for the remaining 30 ft. The maximum lot coverage is 10%. Existing lot coverage is 11.5%. The applicant is proposing 16.5%. Existing minimum lot area and lot width are non-conforming.

**4. Farino Garage – Area Variance**  
137 Andrews Rd.  
Grid # 6559-02-983761  
Zone R-90

The applicant is seeking an area variance for a detached garage. §155-26A(1)(d)[1] states that the accessory structure shall not exceed 25% of the principal structure in bulk which is 2280 sq. ft. Therefore, the maximum size of the accessory structure cannot exceed 570 sq. ft. As the proposed structure is 1,296 sq ft. (56+%), the applicant is seeking variance relief from this bulk requirement.

**Other Business:**

**1. Revision of 2024 Zoning Board of Appeals Meeting Dates and Submission Deadlines**

A modification to the existing ZBA meeting schedule was approved shifting meeting day from 1<sup>st</sup> Thursday of the month to 1<sup>st</sup> Tuesday of the month. As the chosen date for the November 2024 meeting falls on Election Day, the following change is being proposed.

Current Meeting Date - Submission Deadline

Proposed Meeting Date - Submission Deadline

November 5, 2024 - October 17, 2024

November 6, 2024 - October 17, 2024