



**Town of Beekman**  
Four Main Street  
Poughquag, New York 12570

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**TOWN PLANNING BOARD**

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*RESOLUTION RE-AFFIRMING CONDITIONAL AMENDED SITE PLAN*

**Stone Ridge Estates Subdivision**

Filed Map 12468 Amendments  
Re-Affirmation Date: November 21, 2024

**This resolution issued pursuant to §§ 274-a of the New York State Town Law  
and  
The Town of Beekman Zoning Ordinance & Land Subdivision Regulations**

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**WHEREAS**, the Planning Board rendered a decision at its August 19, 2021 amending certain improvements associated with Filed Map 12468, which was filed at the Dutchess County Clerk's office on February 25, 2014, which map created the residential subdivision known as Stone Ridge Estates; and

**WHEREAS**, the executed Resolution from August 19, 2021 is annexed hereto; and

**WHEREAS**, the conditions of the Resolution were not satisfied in a timely manner and therefore expired; and

**WHEREAS**, the on November 4, 2024, the developer's engineer requested to be heard at the November 21, 2024 Planning Board meeting to re-new discussions and request acceptance of the Plat; and

**WHEREAS**, the Town Engineer and Town Attorney consulted and determined, based on the extenuating circumstances and the fact that the application is not significantly changed from the August 19, 2021 decision, that the applicant would need to re-appear before the Planning Board requesting affirmation of the August 19, 2021 decision without the need for a new public hearing; and

**THEREFORE BE IT RESOLVED THAT**, at its November 21, 2024 regular meeting, the Planning Board resolved to re-affirm and adhere to the conditions of the August 19, 2021 decision of the Planning Board; and

**BE IT FURTHER RESOLVED THAT**, the conditions of the August 19, 2021 decision shall be fulfilled prior to the signing of the plat by the Chairman of the Planning Board; and

**BE IT FURTHER RESOLVED THAT**, the additional conditions of approval, as set forth below, shall be fulfilled within 30 business days of the filing of the Plat:

1. The applicant shall provide the Town with two certified paper copies and one electronic copy (pdf format on CD) of the filed map from the Dutchess County Clerk.
2. The applicant shall provide proof that the legal documents have been amended to the satisfaction of the Town Attorney and filed with the Dutchess County Clerk.

**The vote of the Planning Board was as follows:**

Chairman John Frustace III

Aye

Member Peter Poltrack

Aye

Member Rob Lopane

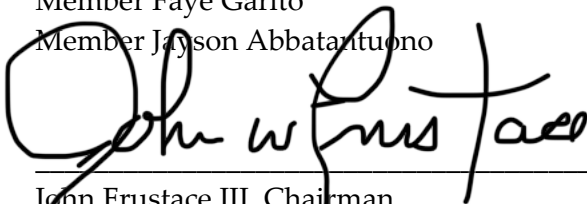
Aye

Member Faye Garito

Aye

Member Jayson Abbataantuono

Absent

  
\_\_\_\_\_  
John Frustace III, Chairman

11/27/2024  
\_\_\_\_\_  
Date

**TOWN OF BEEKMAN PLANNING BOARD  
RESOLUTION OF CONDITIONAL  
AMENDED SITE PLAN APPROVAL**

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**IN THE MATTER OF STONE RIDGE ESTATES  
REVISION TO FILED MAP #12468**

WHEREAS, the Town of Beekman Planning Board (“Planning Board”) approved a final subdivision entitled “Stone Ridge Estate”, which included 18 residential lots on or about March 15, 2012 (the, “Original Approval”); and

WHEREAS, the subdivision Map for Stone Ridge Estates was filed in the office of the Dutchess County Clerk’s as Map #12468 on February 25, 2014, which map contains certain conditions including the development of a pedestrian walking trail; and

WHEREAS, on January 4, 2021, the Planning Board received an application for amended site plan extinguishing the pedestrian walking trail, the associated parking area and easements, as well as two easements for shared driveways; and

WHEREAS, on June 1, 2021, the Planning Board received an additional amended site plan application requesting, in addition to the matters addressed in the January 4, 2021 application, an amendment to the street planting plan; and

WHEREAS, the January 4, 2021 application and the June 1, 2021 application are collectively referred to as the “Amended Application”; and

WHEREAS, the originally approved site plan called for the development of 18 lot residential homes on 26.25 acres on former tax map lots 6658-00-224252 & 6658-00-266185 with 12.39 acres of open space with a pedestrian walking trail (the “Project”); and

WHEREAS, the Planning Board was the Lead Agency for the coordinated environmental review of the site plan application pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board continued its Lead Agency status for the Amended Application; and

WHEREAS, on January 21, 2021, the Planning Board waived sections 155-59 (E)(1)(d-cc); 155-59(F); 155-59 (H); and 155 (I) of the Zoning Code entitled “Site Plan Review”; and

WHEREAS, on February 18, 2021, the Planning Board duly held a public hearing with regard to the Amended Site Plan Application; and

WHEREAS, on June 30, 2021, the Applicant submitted an updated landscaping plan, which shows the relocation of the street trees originally approved as part of the original subdivision plat on February 25, 2014; and

WHEREAS, on July 15, 2021, the Planning Board, after receiving public comments, closed the public hearing; and

WHEREAS, pursuant to Town Law §274-a(4) and Zoning Code §155-59(F), the Planning Board is authorized to impose reasonable conditions of site plan approval which are related and incidental to the site plan and are necessary to ensure compliance with the Zoning Code; and

WHEREAS, on July 15, 2021, the Planning Board authorized its consultants to prepare a resolution approving the following amendments to the Original Approval and memorialized as Filed Map Number 12468 as follows:

- 1) the shared driveway easement for Lot 3 and Lot 5 shall be eliminated;
- 2) amendments to the drainage plan as set forth in the comments contained in the 2/17/21 memo from Hudson Land Design; and
- 3) amendments to the tree planting locations as submitted by the applicant dated June 30, 2021; and

WHEREAS, the application seeking amended site plan approval is complete; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to §155-59 of the Town Code, the Planning Board has considered the Amended Application in conjunction with the applicable requirements and design standards for site plan approval and make the findings set forth below. Specifically, the site plan application and supporting materials demonstrate the following:

1. The findings set forth in the Original Approval are reaffirmed, except as modified or expanded herein.
2. The Project, as amended, continues to meet the applicable Area and Bulk Regulation and complies with requirements for minimum lot area, lot frontage, front yard, side yard and rear yard and maximum lot coverage, impervious surfaces, building height, and landscaped area.
3. The Planning Board finds that the proposed changes do not impact its determination of non-significance as set forth with respect to the Original Approval and the Negative Declaration is continued here as if fully set forth.

4. The amendments will not impact uncontrolled runoff or excessive soil erosion, which would require changes to the Storm Water Pollution Prevention Plan ("SWPPP"), which is in place and on file with the Town of Beekman.

AND BE IT FURTHER RESOLVED, that the Planning Board of the Town of Beekman approves the following amendments to the Original Approval:

1. Drainage improvements as set forth in the staff memo from Hudson Land Design dated February 17, 2021;
2. Relocation of Street Trees as set forth in the amended Landscaping Plan submitted by the Applicant on June 30, 2021; and
3. Elimination of the shared driveway easement for Lot #3 and Lot #5.

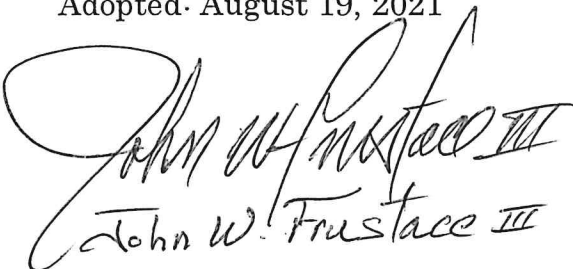
AND BE IT FURTHER RESOLVED, that the Planning Board of the Town of Beekman disapproves of the following amendments to the Original Approval:

1. The elimination of the public walking trail and corresponding parking area.

AND, BE IT FURTHER RESOLVED, that based on the foregoing findings, the Planning Board grants Amended Site Plan approval for the Project conditioned upon and subject to the following terms and conditions:

1. The Applicant shall certify to the satisfaction of the Town Engineer that the project is currently in substantial compliance with the Original Approval except for those items which are amended pursuant to the approval including that the installation of monuments by a licensed surveyor depicting the location of the walking trail.
2. Acceptance of Applicant responses by the Town Engineer as to adequacy and completeness in regards to the comments of the Town Engineer as set forth in his February 17, 2021 comment letter.
3. Payment of all fees incurred by the Town to review the application.

Adopted: August 19, 2021

 8/24/2021  
John W. Frustace III