



TOWN OF
BEEKMAN
New York

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**Town of Beekman Zoning Board of Appeals
Minutes of October 7, 2025**

The Town of Beekman Zoning Board of Appeals met for their regularly scheduled meeting on Tuesday, October 7, 2025 at the Beekman Town Hall at 7:00 PM.

The following members were present:

Chairman: Cristian Hanganu

Stella Slattery

Linda Porter

David Garland

Also present:

Town Attorney – Jonathan DeJoy

Secretary – Sheryl Discher

C. Hanganu – Meeting called to order at 7:13pm

Led the Pledge of Allegiance and indicated emergency exits

PUBLIC HEARING

1. Faye Garito – Area Variance

14 Sunrise Dr.

Grid # 6759-04-769120

Zone TC

C. Hanganu – Reads agenda description aloud.

C. Hanganu motion to open tonight's meeting. Seconded by S. Slattery. All in favor. Aye.

Faye Garito, 2618 Route 55, hopes to construct a 2-unit home on 14 Sunrise Dr, which is behind current house she owns on 55. Reason is husband in nursing home and needs handicap accessible. Decided to use this piece of property that Garito family has owned since 1960 and subdivided in 1964. Referencing map, front of house, septic system was designed adjacent to Sunrise Dr. at that time location was acceptable, but since federal regulations have changed. There is a stream which is designated federal wetlands. Engineer moved the septic away from wetland to side of building. Well is on other side, sons well (log home) next to that, so no place for septic there. If house was built 15ft. from road it would infringe upon an environmentally sensitive area. States things change and need to adapt to regulations.

Norm Jansa, architectural manager at Westchester Module Construction. The house is where it's at because of placement of septic system. Hardship variance, can't move house up 15ft. against street plus

house matches feeling of neighborhood. Same reasoning for variance for size of “B” unit, keeping house under a certain sq. footage, and due to size of lot and where everything lands, unit is just the right size.

Faye – The one unit probably be for caretaker, with minimal impact on neighborhood and she will be living there as well.

C. Hanganu – Asks about 5 points in application.

Faye – Reading the points and answering the questions. 1. No, house would fit nicely in neighborhood, mentions how she could’ve built a 3 story multi-unit, chose not to do that. 2. Not really, due to wetlands restrictions. 3. Doesn’t think variance is substantial. 4. No, variance will not have impact to environment, makes it better cause not encroaching on sensitive lands. 5. Not self-created, zoning changed and federal regs changed.

C. Hanganu – Questioning the size of the home, 600 or 2600?

Faye – House is 2600 sq. ft. and apartment is 630 sq. ft. so need 170 sq. ft variance and it’s less than 20% of apartment size, it’s only 1 bedroom. It’s two units but all on same foundation.

L. Porter – Asks if someone bought in future they can knock it down?

Faye – Clarifies specs, kitchen and bathroom, everything needed in an apartment. Separate entrance.

C. Hanganu – Asks if it’s possible to make that apartment 800 sq. ft.?

Faye – Difficulty doing that with way modular does their units. Could suddenly become very expensive.

C. Hanganu – Asks what the difference would be to do an 800 sq. ft. apartment?

Faye – Mentions cost.

Linda and Chris discussing both units sharing the septic, and in future unit can be rented.

Faye – States she’s approved for a 3 bedroom which this is, one bedroom in unit 2 and two in unit 1, not adding anymore people.

Norm – States \$75-\$100k more.

L. Porter – Asks for the size of septic.

Faye – It’s all been BOH approved. Then shows Linda the plans.

S. Slattery – States she has known Faye for last 20-25 years, not social friends. Shared an adventure a few months ago together. As with any other applicant, she can refer back to decisions made in past to guide her through this in case anyone in particular will have any issues or questions. Suggests people can feel free to ask. Always better to ask ahead of time than in the background.

Faye – Confirms they’ve had a relationship, but not on phone, just see each other a couple times a year. Has no financial relationship with Stella, nor does she with her.

S. Slattery – Asks about character of house?

Faye – Describes house and materials.

S. Slattery – Asks if house will tower over anything else?

Faye – No, but by rights, she can do a 3 floor, multi-unit.

C. Hanganu – Referencing plans, sees that unit 2 is 589 sq. ft?

Joe Ferrazza – Seems pretty close.

C. Hanganu – Notes the application says 630 sq. ft. and plan says 589. So, it's 211 sq. foot variance.

Linda and Chris discussing the variance discrepancy. Chris asks counsel if she needs to resubmit an application or board can just update. Counsel states it can be updated. Linda explaining to Stella that she needs more footage in variance as unit is smaller than what application says. Stella states we can do that.

C. Hanganu – Invites members of the public for comment on this application.

J. DeJoy – Advises Chris to make a motion to open public hearing.

C. Hanganu motion to open public hearing. Seconded by L. Porter.

S. Slattery – Asks if notices were sent out?

Faye – Yes.

Lori DeRosa, 161 Palmer Circle. Asks Faye where would the driveway come in?

Faye – States off of Route 55 onto Sunrise, beyond log home, before go around corner.

Lori – Ok.

Tom Mullens, Roosevelt Dr. Poughquag. Concern is that current zone is 800 sq. ft. Applicant asking from 800 to 600, and intent of regular zoning was to build a two-family house?

C. Hanganu – No, this is town center and purpose is more commercial.

Tom – Believes the purpose of zoning was to create a two family, but applicant stated, there is no intent for this to be 2 family residence. Believes what was said was one family structure with caretaker apartment which means down the road property can be taken over. Decision today is for future. Realistically, it's a one family with small apartment and a reduction from 800 to 600 is not appropriate based upon zoning regs. Second issue, about relationships and recusing. Addresses Stella stating her year long relationship with applicant.

C. Hanganu – Reminds that purpose of public comment is to share insights/feedback on application.

Tom – Stella invited a conversation when she disclosed there is no conflict.

S. Slattery – Asks what is your question?

Tom – Asks for courtesy to speak since he was invited to speak if there are questions.

Chris and Tom going back and forth about interrupting. Tom asking if he can finish, was invited by board member to speak based on her opening statement.

Tom – States Chris is preventing him from asking a question, interrupting and cutting him off when trying to speak.

C. Hanganu – Again states the purpose of the public comment.

Tom – States in future if you don't want public comment to board member the board member should not invite to the community a disclosure. Addressing Stella, two people apart of Republican Committee, if you meet once a month questionable ethics arises.

C. Hanganu – Time is over.

Tom – Not leaving until question is answered.

S. Slattery – Asks to answer the question. Did not say she has relationship with Faye, said she has known her. Secondly, Republican Committee meets possible twice a year. Isn't sure where he got meeting once a month from but it's not correct. Goes on to discuss size variance, as it has been given before and references an existing structure on 55 that went down to 400 sq. ft. and this is not something out of the norm. The boards intent is to relieve any applicant and to make their lives reasonable.

Tom – Thinks a board when making decisions need to make a business decision, and board needs to be ethical. If conflict of interest between applicant and board, it's ethical to recuse.

D. Garland – States, never met Faye, then asks Tom's opinion about 211 ft. being out of character of town, and appreciates concern about down the road, what is the concern now?

Tom – It's a modular home and any modular can be converted or custom built and what's been proposed can be 800 sq. ft. and whatever applicant wants. It can be conforming to current zoning regs. Relief shouldn't be given when it can meet those standards. Zoning board decision is not about today, it's about what it's going to be 10 yrs. from now. Therefore, preexisting relationships going to factor in decision is not looking into future.

Andrea Morris, 26 Baker Rd. Talks about sidewalks on 55, the rec. Likes Faye's new house.

C. Hanganu would like to close public comment. Seconded by L. Porter.

S. Slattery – States every decision made has to withstand time, don't want to do something that can impact town in negative way but don't want to put a burden on someone coming for relief. Confer with each other and attorney to make sure decision is sensible within guidelines. Reason there is a zoning board means there is an issue with zoning to begin with, people come her because they have an issue. Job of the board to come up with the best long-term resolution.

C. Hanganu – Referencing a variance change from the last fall on 55, Jett Management, 3 apartments ranging from 486 – 655 sq. ft. Since that was granted, feels it would be unfair to not grant this one and structure is off of 55. Notes other houses on Sunrise are not close to the road and it would be unusual to have structure up on the road, wouldn't be keeping w/ the character of neighborhood.

D. Garland – Asks Faye if it's possible to create a space between 2 units, so you could walk connecting them on the inside? Between living room of unit 1 and dining room of unit 2?

Faye – In regards to keeping it within the neighborhood, provides for privacy, looks nicer with two doors. Defers to the designers.

Norm – Try to make it look like one family home, that's the idea with the door on the side, matching other houses in neighborhood.

C. Hanganu – Asked Jett to submit a quote for cost to combine the two units, board felt that would create an undue hardship on applicant. From testimony tonight, it would be significant cost to applicant to increase to 800 sq. feet. Then asks counsel about min setback variance, is there a max set back?

J. DeJoy – States it's an unusual provision in bulk table, states range of 0-15. Code doesn't actually say max of 15, unusual to have maximum setbacks. Normally in Town of Beekman can have building as far back from property line as desired as long as it meets other setback requirements. Isn't sure if that's a typo from different draft of bulk table, not sure of intent, but it's not entirely clear if 15ft. supposed to be max.

C. Hanganu – Suggests applicant may not need a variance for min front yard setback?

J. DeJoy – States it's possible, as building inspector hasn't opined on this application. Generally speaking, any ambiguity of code supposed to be resolved in favor of applicant.

C. Hanganu – Asks counsel if board should grant variance?

J. DeJoy – States 3 options, vote to grant/deny variance, ask building inspector to review and issue opinion, or board has power, in addition to granting variances, issue interpretations of the code. Can say it's not meant to be max of 15ft.

Joe – Reminds it's a corner lot and would need to adhere to 15ft. on either side which is in middle of septic.

Faye – Requests to have variance issue clear tonight rather than deal with ambiguity, and aesthetically best-case scenario than on street.

C. Hanganu – Board is interested in resolving this tonight.

L. Porter – Asks to confirm if building inspector was there?

J. DeJoy – States he hasn't seen any official letter.

C. Hanganu – Clarifies one issue is setback and other is min livable space in town center.

Faye – References another case years back, zoning board granting variance. States sole purpose of this board is to appeal if zoning is too erroneous.

S. Slattery – Feels this is typical situation.

J. DeJoy – Reminds board, under SEQR it's type 2 action, nothing needs to be done in regards to SEQR review.

C. Hanganu – Asks counsel if board should decide if applicant doesn't need min front yard setback or clearer to vote on it and grant variance?

J. DeJoy – Boards discretion, as variance referred to by planning board, could vote on it.

C. Hanganu motion to grant minimum front yard setback relief of 73 feet. Seconded by S. Slattery. All in favor. Aye.

C. Hanganu motion to grant minimum livable floor area variance of 211 feet, according to the plan the square footage of unit 2 is 589 square feet. Seconded by L. Porter. All in favor. Aye.

C. Hanganu motion to close the public hearing. Seconded by D. Garland. All in favor. Aye.

C. Hanganu motion to close tonight's meeting. Seconded by L. Porter. All in favor. Aye.