



TOWN OF
BEEKMAN
New York

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TOWN OF BEEKMAN PLANNING BOARD
Thursday, December 18, 2025

The following members were present:
Acting Chairman - Robert Lopane
Peter Poltrack
Faye Garito
Claude Rancourt

Also present:
Town Engineer - Dan Koehler
Town Attorney – Craig Wallace
Recording Secretary – Sheryl Discher

Call to Order

The meeting was called to order. The Chair welcomed attendees and identified the emergency exits located at the rear of the meeting room and at the end of the hallway.

The Pledge of Allegiance was recited.

A moment of silence was observed for active service members and those who have died in service to the country.

Approval of Prior Meeting Minutes

The Board reviewed the minutes from:

- June 2025
- November 2025

Motion: To approve the June 2025 minutes

Second: Received

Vote: Approved (Unanimous)

Motion: To approve the November 2025 minutes

Second: Received

Vote: Approved (Unanimous)

PUBLIC HEARING

- 1. Applicant: Hixon Accessory Apartment – Site Plan/Special Use**
Property Address: 29 Indian Pass
Grid Number: 6757-03-043066
Zone: R-135

The applicant was invited to present the project.

Applicant Presentation

Joe (Whalen Architecture) explained:

- The home was purchased in 1996.
- The accessory apartment was pre-existing and located within a former garage bay.
- The applicant is seeking to legalize the apartment for continued residential use.
- No exterior modifications are proposed.

Motion: To open the public hearing

Second: Received

Vote: Approved (Unanimous)

Public Comment

Bill Crane – 254 Gardener Hollow Road

- Asked whether there would be any environmental impact.
- The applicant confirmed:
 - No exterior disturbance
 - No tree removal
 - No driveway changes
 - All work is interior

No additional public comments were offered.

Motion: To close the public hearing

Second: Received

Vote: Approved

Board Discussion

Town Engineer Review

The Town Engineer reported:

- Most prior comments have been addressed.
- Remaining items:
 - Owner names and addresses must be added to the plan set.
 - Review of Aquifer Overlay standards is required.
- Four existing parking spaces are provided, meeting requirements.
- Septic system approval is on file with the Health Department.

Sketch Site Plan Approval

The Board noted that sketch site plan approval had not previously been granted.

Motion: To grant Sketch Site Plan Approval

Second: Received

Vote: Approved

Aquifer Overlay District Review

The Board reviewed the five aquifer protection standards.

The applicant's responses indicated:

- A. No alteration of subsurface groundwater flow.
- B. No pollution of groundwater; no exterior site work proposed.
- C. No increased long-term risk of contamination from stored materials.
- D. No involvement in the use or deposition of hazardous or toxic substances (language to be revised for clarity).
- E. No soil, sand, stone, or gravel removal proposed.

Amendments Requested

- Revise Standard D to clarify that the *project does not involve* hazardous or toxic substances (rather than stating none will ever be present on site).
- Supplement Standard B to note that the septic system was designed and approved in accordance with New York State and Dutchess County Health Department regulations.
- Add owner names and addresses to plan set.

Motion: To accept the Aquifer Overlay declaration with amendments as discussed

Second: Received

Vote: Approved

Resolution Authorization

The Town Engineer advised that, given the limited remaining comments, the Board may authorize preparation of a resolution of approval.

Motion: To direct the Town Engineer to draft a Resolution for Site Plan and Special Use Permit Approval

Second: Received

Vote: Approved (Unanimous)

Next Steps

- Applicant to submit revised plans by December 30, 2025.
- Resolution of approval to be presented for Board consideration at the January meeting.
- Final approval anticipated at that time pending review of submitted revisions.

DISCUSSION

1. Applicant: Garito – Lot Line Adjustment

Property Address: 14 Sunrise Dr.

Grid Number: 6759-04-769120, 738153, 775141

Zone: TC

Faye Garito recused herself from the Board as a member and participated as the applicant.

Town Counsel, also recused due to conflict, remained present but did not participate in discussion.

Applicant Presentation

The applicant presented a lot line realignment involving three parcels:

- **14 Sunrise Drive** (future two-family residence)
- **2618 Route 55** (log home)
- **2600 Route 55** (Key Bank and remaining vacant acreage)

Purpose of Lot Line Adjustment

- The log home parcel is currently **less than one acre** and will be increased to exceed one acre.
- The two-family parcel will also be adjusted to exceed one acre.
- A small triangular section will be transferred to square off the log home lot.
- Additional land from the 8-acre parcel will be added to the two-family lot.
- The remaining Key Bank parcel will remain compliant and adequately sized.

The realignment improves lot configuration and brings parcels into greater conformity with zoning requirements.

Environmental & Site Conditions

The applicant stated:

- A designated wetland and stream exist across Route 55 but does not impact the subject property.
- NRI maps indicate:
 - No wetlands on site
 - No streams on site
 - No slopes greater than 15%
- No historic or cultural resources are located on site.
- A prior Phase 1A literature search and Phase 1B architectural survey were completed under Survey No. 21SR481 (report to be located and confirmed).
- No hedgerows, rock outcrops, or stone walls exist on site.
- No soil disturbance is proposed as part of the lot line realignment.
- \$3,500 escrow deposit submitted*
- Deeds provided to the Town.

*Please note, applicant submitted \$3,000, which is the correct amount.

SEQRA Determination

The Board determined the application constitutes a **Type II Action** under SEQRA.

Motion: To declare the application a Type II Action

Second: Received

Vote: Approved (Unanimous)

Waiver Requests

The applicant requested waivers for the following requirements, as no land disturbance is proposed:

- **§130-12E** – Topography (contour lines/steep slopes)
- **§130-12F** – Soil mapping
- **§130-12H** – Tree survey (12 inches and greater)
- **§130-20A(6)** – Tree survey (8 inches and greater)

Board Discussion

The Board determined:

- NRI maps show no slopes exceeding 15%.
- No soil disturbance is proposed.
- The project involves no tree removal.
- The parcels are largely developed or contain minimal significant vegetation.
- The lot line adjustment does not create non-conforming conditions.
- The adjustment improves zoning compliance.

Motion: To grant waivers for §§130-12E, 130-12F, 130-12H, and 130-20A(6)

Second: Received

Vote: Approved (Unanimous)

Driveway Clarification

The driveway location for the two-family residence has been revised:

- The driveway entrance will shift northeast to address sight distance concerns raised by the Highway Superintendent.
- A physical break in the prior driveway alignment will be implemented.
- Updated linework to be reflected on revised plans.

Sidewalk Covenant

As the property is located within the Town Center:

- A previously discussed covenant requiring future sidewalk installation (upon development or sale of vacant land) will be extended.
- The covenant will apply to affected parcels as appropriate.
- The applicant agreed to incorporate sidewalk obligations into future deed restrictions.

Sketch Plan Approval

The Board determined that sufficient information was provided to proceed.

Motion: To grant Sketch Plan Approval

Second: Received

Vote: Approved (Unanimous)

Public Hearing

Motion: To schedule a Public Hearing for January 15, 2026 (contingent upon approval of 2026 meeting dates)

Second: Received

Vote: Approved (Unanimous)

Next Steps

- Applicant to revise plans per minor engineering comments.
- Cultural resource report to be located or confirmed with NYS Office of Parks, Recreation & Historic Preservation.

- Updated driveway layout to be reflected on plans.
- Public Hearing to be held January 15, 2026.

No further discussion was held on this application.

- 2. Applicant: Dutchess Contracting Corp – Subdivision/Site Plan/Special Use**
Property Address: Bischoff Ln. & Route 55
Grid Number: 6759-00-494352 & 478317
Zone: TC

Water & Sewer Update

Presenter: Chris LaPorta, Passero Engineering
(Representing Dutchess Contracting Corporation)

Chris LaPorta provided an update on the water and sewer design. George Cronk, who is leading the utility component, was unavailable due to a family commitment but provided detailed notes.

Water System

- Water service to be provided by the **Dutchess County Water and Wastewater Authority (DCWWA)** via Dalton Farms.
- Total projected demand: **8,800 gallons per day** (combined for both buildings).
- An **8-inch ductile iron water main** will be installed per DCWWA standards.
- Water main will be extended to Route 55 and to adjacent property lines to allow for future connection opportunities (subject to capacity availability).
- A pressure reduction valve will be installed due to site elevation changes.
- Hydrants to be installed at multiple locations.
- Each building will include:
 - Pressure reducers
 - Meters
 - RPZ backflow prevention devices
- DCWWA has issued a letter confirming capacity availability.

Sanitary Sewer

- Gravity system discharges to a **duplex pump station (10 HP)** located near Route 55.
- Force main extends approximately 1,000 feet to connect to an existing manhole on the southern side of the site.
- System will meet county standards, including:
 - Backup generator
 - Fencing
 - Control panels and alarms
 - Telecommunications
- Design details refined since concept stage; alignment and easements remain generally consistent with prior submissions.

The Board acknowledged the update and expressed no additional questions at this time.

Left Turn Lane – NYSDOT Coordination

The applicant reported:

- A pre-application meeting was held with the **New York State Department of Transportation (NYSDOT)**.
- DOT agreed with the traffic study findings and lane requirements.
- No major concerns were raised.
- Applicant has submitted a **PERM-33 Right-of-Way Work Permit Application**, including survey and design drawings.
- Application currently under DOT review.

DOT permits proceed in three stages:

1. Preliminary review
2. Detailed technical review
3. Insurance and bonding prior to issuance

The applicant anticipates needing the Board's SEQRA determination uploaded to the DOT portal to continue processing.

Stormwater Management Discussion

Drainage Modifications

The applicant and project engineer reviewed updates to stormwater design:

- Flows have been adjusted to more closely mimic historic/natural drainage patterns.
- Peak stormwater discharge rates are reduced compared to existing conditions.
- Bio-retention areas (rain gardens) incorporated to retain and treat stormwater.
- Site grading will raise elevations from Route 55 upward, increasing soil storage capacity.
- Soils are predominantly clay with limited infiltration capacity.
- Pond design includes:
 - Enlarged basin
 - 10-foot-wide maintenance berm
 - Fencing for safety
 - Engineered overflow structures
 - Approximately 1.5 feet of freeboard
- Stormwater maintenance agreement to be established with responsible entity (likely HOA), enforceable by the Town.

Neighbor Concerns

Discussion centered on drainage impacts to:

- Adjacent residence near the pond
- Downstream undeveloped lot

Board concerns included:

- Allegations of foundation flooding since original pond construction.
- Whether redirecting flow to Route 55 would be preferable.
- Future buildability of downstream parcels.

Project engineer responses:

- Hydrologic modeling (HydroCAD) shows **net reduction in peak flow** post-development.

- Flow direction remains generally consistent with pre-pond natural drainage.
- Splitting flows avoids overwhelming Route 55 swales and culverts.
- Redirecting all flow to Route 55 could create downstream capacity issues and conflict with DOT drainage conditions.
- Additional vegetation and soil improvements expected to improve absorption.

Town Engineer confirmed:

- Stormwater regulations require meeting or reducing peak discharge rates.
- Submitted modeling demonstrates compliance.
- No increase in stormwater flow from the project.

The Board discussed, but did not require at this time, potential off-site drainage easements or piping solutions.

SEQRA – Part 3 Responses

Applicant submitted a supplemental Part 3 document addressing:

- Moderate to potentially large impacts identified in Part 2.
- Mitigation measures incorporated into design.
- Supporting environmental reports and studies.

Board Discussion:

- Members acknowledged document is consistent with prior discussions.
- Some members requested additional time to review the Part 3 responses in detail.
- Town Engineer indicated comfort with the responses based on prior coordination.

Determination:

The Board will defer SEQRA Part 3 determination to the January meeting to allow full review.

Preliminary Site Plan & Subdivision Approval

The Board discussed procedural steps:

- SEQRA determination to be completed first.
- Potential consideration of preliminary approval following SEQRA.
- Final conditional approval anticipated after:
 - NYSDOT permit progress
 - DCWWA approvals
 - Easements and legal documentation
 - Maintenance agreements
 - Outside agency coordination

Next Steps

- Board to review Part 3 supplement prior to next meeting.
- SEQRA determination anticipated at January meeting.
- Preliminary approval may be considered following SEQRA determination.
- Continued coordination with NYSDOT and DCWWA.

No final action was taken on this agenda item at this meeting.

EXTENSION

- 1. Applicant: Jett Management – Site Plan/Special Use**
Property Address: 2561 Route 55
Grid Number: 6759-00-676251
Zone: TC

Request: Extension of Preliminary Approval Timeline

- Applicant seeking routine extension (required within 6 months of sketch approval).
- Applicant not present at meeting.

Board Discussion:

- Concern about lack of applicant attendance.
- Board agreed extension should not continue indefinitely.
- Motion passed requiring applicant to:
 - Attend January meeting.
 - Justify need for further extension.
 - Failure to appear will result in no additional extension.

Motion: Passed unanimously.

OTHER BUSINESS

2026 Planning Board Meeting Dates

- Proposed meeting dates reviewed.
- No conflicts with major holidays.
- Motion to approve 2026 meeting schedule.
- Approved unanimously.

Adjournment

- Motion to adjourn passed unanimously.
- Meeting adjourned.
- Holiday greetings exchanged.