



TOWN OF  
**BEEKMAN**  
*New York*

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**TOWN OF BEEKMAN PLANNING BOARD**  
**Thursday, February 19, 2026**

The following members were present:

Chairman - Robert Lopane  
Jayson Abbatantuono  
Faye Garito  
Eric Verhave

Also present:

Town Engineer - Dan Koehler  
Town Attorney – Michael Towey  
Recording Secretary – Sheryl Discher

**Call to Order**

The meeting was called to order by the Chair, who welcomed attendees and thanked everyone for coming.

**Pledge of Allegiance and emergency exits noted.**

**Approval of Minutes**

Board members confirmed they had reviewed the minutes from the **December 2025 Planning Board meeting**.

**Motion**

A motion was made to **approve the December 2025 meeting minutes as written.**

**Second:** Provided

**Vote:** Approved

One board member **abstained** due to absence from the December meeting.

**Result:** Motion carried.

**Announcements**

The Chair welcomed **new Planning Board member Eric Verhave** and thanked him for volunteering his time to serve on the Board. The Chair noted that Mr. Verhave had already participated in a site visit with Board members.

Mr. Verhave thanked the Board and stated he was glad to participate.

## DISCUSSION

### 1. **Garito Lot Line Adjustment**

14 Sunrise Dr.

Grid # 6759-04-769120, 738153, 775141

Zone TC

### **Applicant Update**

The applicant appeared before the Board to request **final approval for a lot line adjustment**.

The applicant reported that:

- A consultation with the **New York State Historic Preservation Office (SHPO)** determined there are **no historic resources of significance associated with the property**.
- The requested **aquifer overlay information has been added to the project maps**.

The applicant explained that the lot line adjustment involves transferring a portion of property located at **14 Sunrise Drive** to the adjacent **log home property**. The adjustment will bring both parcels into compliance by increasing each lot to **over one acre**. The change will not affect existing uses and simply adjusts the lot boundaries.

The applicant also noted:

- A **covenant has been added** to the log home parcel and the Sunrise Drive parcel.
- If the applicant sells the additional **eight acres located between KeyBank and the log home property**, sidewalks will be installed as required.
- A **utility easement** will be provided to accommodate potential future **central water or sewer connections** should they become available.

Board staff clarified that the lot line adjustment represents **Phase Two of a previously approved two-part project**, following earlier **site plan approval** by the Board.

### **Town Engineer Review**

The Town Engineer reviewed the **draft resolution of approval** and summarized the proposed conditions, including:

- Revisions to the plans consistent with the Town Engineer's **January 2026 review letter**
- Payment of any **outstanding application or escrow fees**
- Submission of **legal descriptions and survey closure reports** for review
- Submission of required **TP-584 and RP-5217 forms** with proposed deeds
- Establishment of a **15-foot-wide utility easement along Route 55** for future water and sewer infrastructure
- Preparation and filing of legal documentation for the easement with the **Dutchess County Clerk's Office**
- Owner acknowledgement of the resolution provisions
- Confirmation from the **Building Inspector** that there are no open permits or violations on the parcels
- Placement of **concrete monuments and iron rods** as directed by the Town Engineer
- Obtaining approval from the **Dutchess County Department of Health** if required
- Submission of final signed plans and materials required for filing

The applicant confirmed acceptance of all conditions.

### **Board Discussion**

Board members indicated they had **no additional questions or comments**.

### **Motion**

A motion was made to **grant conditional final approval for the Garito Lot Line Adjustment** in accordance with the draft resolution prepared by the Town Engineer.

**Second:** Provided

**Vote:** Approved

One Board member **abstained due to recusal from the application**.

**Result:** Resolution adopted.

2. **Town Center Grove** – Site Plan – Special Use  
Town Center Blvd  
Grid # 6759-00-500438  
Zone TC

The applicant's architect, Michael Berta, appeared before the Board to present the project located on **Town Center Boulevard**, across from the recreation fields and near the Sparrow's Nest property.

The architect explained that this was his **first appearance before the Board regarding the application**, as prior meetings and submissions had primarily been handled by the project engineer.

### **Architectural Presentation**

The architect presented the proposed **building design and exterior materials**, explaining the architectural concept and materials to be used:

- **Exterior siding:** Fiber cement (Hardie plank-style) siding
- **Accent panels:** Vertical board-and-batten style elements to provide a barn-inspired architectural appearance
- **Primary shingle siding:** Pearl gray color
- **Accent color:** Boothbay blue
- **Trim:** Painted Azek trim panels
- **Roofing:** Slate gray architectural asphalt shingles

The architect explained that the design incorporates **vertical siding accents and shingle siding** to create visual variation and reflect a traditional barn-style aesthetic.

Board members discussed the proposed materials, color palette, and overall architectural character. The Board expressed general support for the design and indicated that the proposed building style would fit well within the Town Center area.

## Architectural Review Status

The Town Engineer clarified that the **draft resolution prepared for the meeting covered only the site plan and special use permit approvals**, and that formal **architectural review approval** would occur separately.

Outstanding architectural items still requiring formal review include:

- Monument signage
- Final architectural material confirmation
- Lighting fixtures
- Refuse enclosure design

Board members noted that several of these items had already been discussed during prior site plan reviews, but a **formal architectural approval resolution had not yet been prepared**.

The Board agreed that the applicant should **return at a future meeting to complete architectural review**, including submission of a monument sign design.

## Site Plan Resolution Review

The Town Engineer reviewed the **draft resolution and associated conditions**, which included requirements prior to signing the site plan, issuance of building permits, and issuance of a certificate of occupancy.

Key conditions summarized included:

### Prior to Site Plan Signature

- Address remaining comments from the Town Engineer's **January 14, 2026 review letter**
- Provide **Dutchess County Health Department approval** for water supply and sewage disposal
- Submit legal documentation for a **utility easement**, including meets and bounds descriptions
- Pay any outstanding **escrow or application fees**
- Pay a **recreation fee of \$20,000** (\$5,000 per unit for four proposed rental units)
- Applicant acknowledgment of the Planning Board resolution

### Prior to Building Permit Issuance

- Obtain **Planning Board architectural review approval** for the building, signage, lighting, and refuse enclosure
- Provide a **construction cost estimate** for establishing a performance bond
- Establish and execute a **performance guarantee** acceptable to the Town Attorney and Town Engineer
- Install **tree protection and construction fencing** to clearly delineate the limits of disturbance

### Prior to Certificate of Occupancy

- Submit **as-built drawings** documenting completed site improvements
- Permit site inspection by the **Building Inspector and Town Engineer**
- Address any outstanding code compliance issues

The Town Engineer noted that the project has been under review by the Board for **over one year**, and that most technical review comments had already been addressed.

## Board Determination

Board members indicated they were satisfied with the overall project and prepared to proceed with action on the **site plan and special use permit resolution**, while deferring final architectural approval until a later meeting.

## Motion

A motion was made to **grant conditional approval of the Site Plan and Special Use Permit** subject to the conditions outlined in the draft resolution.

**Second:** Provided

**Vote:** Unanimous approval.

The applicant indicated they would return at the **next meeting with monument signage details and final architectural documentation** for formal architectural review.

- 3. Clove Meadows – Subdivision – Final Plat**  
327 Hynes Rd.  
Grid # 6759-00-744708  
Zone R-45

## Applicant Update

The applicant's engineer, Matt Towne, appeared before the Board to present the proposed **13-lot residential subdivision** located on a **23-acre parcel at 327 Hinds Road in the R-45 zoning district**.

The engineer provided a summary of the project for the Board and its newest member. Key elements of the proposal include:

- **13 single-family residential lots**
- **Lot sizes ranging from approximately 1.04 acres to 3.18 acres**
- Each lot will have an individual **private well and wastewater disposal system**
- **Health Department approvals** have been obtained for water supply and sewage disposal
- Construction of a **new Town road, approximately 1,000 feet in length**
- Roadway design includes a **24-foot wide pavement within a 50-foot right-of-way**
- A **cul-de-sac** at the end of the road designed in accordance with **New York State standards**

The engineer noted that the Planning Board previously issued a **Negative Declaration under SEQRA** and granted **Preliminary Subdivision Approval**. The applicant is now seeking **Conditional Final Subdivision Approval**.

## Status of Submission

The engineer reported that most comments from the Town Engineer's review letter have been addressed. Remaining items are minor in nature.

The applicant has submitted several required documents, including:

- Draft **Offer of Cession** for the proposed roadway
- **Easement documentation**
- Draft **lot deeds and plot plans**

- **Maintenance agreements**
- **Construction cost estimate** for the road to establish the required performance bond
- Updated plans showing **monuments and boundary evidence**

The Highway Superintendent has reviewed the proposal and indicated that **limited site distance signage** will be required.

### **Request for Early Tree Removal**

The applicant requested permission to remove **five trees located near the proposed cul-de-sac area** prior to **March 31**, due to state environmental restrictions associated with potential **Indiana bat and Northern long-eared bat habitat**.

The engineer explained that these trees are already identified on the plans for removal as part of the road construction. Removing them before March 31 would allow construction to begin during the current construction season.

Board members discussed the request and suggested the following safeguards:

- The trees will be **marked in the field** prior to removal
- The **Town Engineer or Code Enforcement Officer** may verify the marked trees
- The applicant must **notify the Code Enforcement Officer prior to removal** so that verification can occur

### **Neighbor Comment – Vincent Schindler, 239 Hynes Rd.**

A neighboring property owner asked a question regarding potential **increased stormwater runoff** onto their property.

The applicant's engineer explained that:

- Existing drainage flows from **Hynes Road through the project site** into an existing pond and eventually toward **NYSDEC wetlands located on the neighboring property**.
- The subdivision includes a **stormwater management system designed to meet New York State standards**.
- The system is designed so that **post-development runoff rates will not exceed pre-development conditions**.

The Board noted that stormwater impacts had previously been reviewed as part of the **stormwater pollution prevention plan and environmental review**.

### **Water Resource Permit Review**

Because the application also requires a **Water Resource Permit**, the Board reviewed the standards outlined in **Town Code Section 155-52**.

The Board reviewed the applicant's responses to each standard, including:

- Avoidance of **wetland disturbance**
- Protection of **wetland functions and buffers**
- Maintenance of **existing drainage patterns**
- Mitigation of **thermal impacts from stormwater runoff**
- Protection of **water quality**

- Compliance with **state and local land use regulations**
- Adequate **water supply and wastewater disposal**

Board members discussed the responses and indicated they were satisfied that the project meets the applicable standards.

#### **Motion – Water Resource Permit**

A motion was made to **approve the Water Resource Permit** associated with the subdivision.

**Second:** Provided

**Vote:** Unanimous approval.

#### **Draft Resolution for Final Approval**

The Board then authorized the Town Engineer to prepare a **draft resolution for Conditional Final Subdivision Approval** for future consideration.

**Motion:** Authorize preparation of a draft resolution for conditional final subdivision approval.

**Second:** Provided

**Vote:** Unanimous approval.

#### **Discussion – Tree Removal Permit**

The Board discussed the applicant's request to remove the five trees before final approval is granted.

The Board determined that the appropriate procedure would be to notify the **Building Department** that the Planning Board has **no objection to the applicant applying for a tree removal permit** for the five identified trees, subject to verification and permitting by the Code Enforcement Officer.

#### **Motion – Tree Removal Permit Memo**

A motion was made directing staff to **prepare a memorandum to the Building Department stating that the Planning Board has no objection to the applicant applying for a tree removal permit for the five trees identified on the subdivision plan**, provided the trees are verified and the Code Enforcement Officer is notified prior to removal.

**Second:** Provided

**Vote:** Unanimous approval.

#### **Next Steps**

The Town Engineer will prepare a **draft resolution for Conditional Final Subdivision Approval** for the Board's consideration at a future meeting.

4. **The Woods at Hemlock Hollow** – Sketch Subdivision  
Hemlock Hollow Rd.  
Grid # 6559-00-748014  
Zone R-90

### **Applicant Update**

The applicant's engineer, Matt Towne, appeared before the Board to present a **four-lot residential subdivision proposal** located along **Hemlock Hollow Road** within the **R-90 zoning district**.

### **Project Overview**

The engineer summarized the proposal, noting:

- The project consists of **four residential lots** on a parcel totaling **just over 10 acres**
- Individual lot sizes range from approximately **2.1 acres to 2.8 acres**
- Each lot will include:
  - A **private well**
  - An **individual wastewater disposal system**
  - A **private driveway** accessing Hemlock Hollow Road
- A full **site survey** has been completed and incorporated into the plans

The engineer indicated that the project is currently seeking **Sketch Plan Approval**.

### **Agency Coordination and Supporting Documentation**

The applicant has completed or submitted the following:

- **Health Department coordination**, including permission to drill a **test well**
- A **Stormwater Pollution Prevention Plan (SWPPP)** for disturbance under 5 acres
- A **No Jurisdictional Wetlands determination** from the NYSDEC
- A **No Adverse Impact determination** from the Office of Parks, Recreation and Historic Preservation (OPRHP)
- Updated plans showing **adjacent property information and deed plots**
- A **tree survey** identifying existing trees and those proposed for removal

The engineer noted that adjustments were made to **house locations and driveways** to minimize impacts to significant trees where feasible.

### **Site Design Considerations**

The Board discussed several aspects of the subdivision layout:

- **Topography and steep slopes** were considered in siting homes and infrastructure
- **Septic system locations** were a primary factor in determining lot layout
- **Driveway alignments** were designed around both terrain and septic placement
- Natural clearings and soil conditions influenced building locations

The engineer confirmed that:

- Grading plans will ensure **drainage flows away from structures**
- **Steep slope areas** shown on the plans are generally minimal or avoided where possible
- Septic expansion areas will remain **undisturbed unless needed in the future**

## Board and Consultant Comments

The Town Engineer summarized the review process to date:

- The project has undergone **SEQRA circulation**
- The **Health Department** was the only agency to respond and had **no objection** to the Planning Board serving as **Lead Agency**
- The applicant has met submission requirements under applicable Town Code sections
- Only **minor comments** remain on the preliminary plat materials

The Town Engineer advised that:

- The Board may proceed with **Lead Agency designation**
- The Board may consider **Sketch Plan Approval**
- A **public hearing** may be scheduled to keep the review process moving forward

Additional items discussed included:

- **Driveway sight distance verification**, to be confirmed with the Highway Superintendent
- **Fire Advisory Board review**, which will occur as part of the ongoing process
- Future consideration of **steep slope regulations** under Town Code

## Motions and Actions

### 1. SEQRA Lead Agency Designation

A motion was made to declare the Planning Board as **Lead Agency** for the SEQRA review.

- **Second:** Provided
- **Vote:** Unanimous approval

### 2. Sketch Plan Approval

A motion was made to grant **Sketch Plan Approval** for the four-lot subdivision.

- **Second:** Provided
- **Discussion:** Included consideration of driveway sight distances and overall site layout
- **Vote:** Unanimous approval

### 3. Public Hearing Scheduling

A motion was made to schedule a **public hearing** for the application.

- **Hearing Date:** March 19, 2026
- **Second:** Provided
- **Vote:** Unanimous approval

## Applicant Next Steps

The applicant was directed to:

- Coordinate with the **Planning Department** to obtain **neighbor mailing lists**
- Complete required **public notification mailings**
- Arrange for **legal notice publication** in the official newspaper

## Conclusion

The Board expressed general support for the layout and noted that the project will continue through the subdivision review process, including public hearing, further technical review, and environmental determinations.

5. **Jett Management** – Site Plan/Special Use  
2561 Route 55  
Grid # 6759-00-676251  
Zone TC

## Applicant Update

A representative for the applicant, William Basherat, appeared before the Board to present updates to the **Jett Management site plan application** on behalf of the property owner.

## Project Updates

The applicant reported that, since the previous meeting, several revisions have been made to address comments from the Town and its consultants, including:

- **Reconfiguration of the parking layout** to improve circulation and better comply with Town Code
- Relocation of parked vehicles further from the roadway to allow for:
  - A **landscaped buffer area**
  - Landscaping located **outside of the State right-of-way**
- Ongoing coordination with the **New York State Department of Transportation (NYSDOT)** regarding:
  - A **driveway (Highway Work Permit)**
  - Proposed **sidewalk installation**

The applicant indicated that **Sketch Plan Approval** is needed to continue the NYSDOT permitting process.

## Lighting Plan

The applicant addressed prior comments regarding site lighting:

- A new lighting design has been prepared by a **specialized lighting company**
- The updated plan includes:
  - **Photometric analysis**
  - A **3D lighting layout**
- The plan had not yet been formally submitted but will be provided to the Board and Town Engineer

The Town Engineer noted:

- The revised lighting plan is a significant improvement
- The Board should consider **appropriate color temperature**, recommending:
  - **3000K or 2700K (warmer lighting)** rather than **4000K (cooler, more commercial lighting)**
- A full photometric plan is needed to confirm:
  - Light levels across the site

- Absence of **light spillover** onto adjacent properties or the roadway

## Landscaping

The revised plan includes improved landscaping elements:

- Addition of a **landscape strip between the sidewalk and parking area**
- New landscaping along the **front of the building**
- Use of **native plant species**

The Town Engineer advised that the plan should include:

- **Planting sizes at installation**
- **Mature height and spread** for all plantings

The Board expressed general support for the landscaping approach.

## Referral and Review Process

The Town Engineer summarized procedural considerations:

- The application is subject to **County Planning referral** due to proximity to a state roadway
- Updated plans, particularly regarding **lighting and landscaping**, should be **recirculated to the County** for further review
- Previous **Sketch Plan Approval had lapsed**, requiring reapproval by the Board

## Building and Architectural Discussion

Board members discussed the building's appearance:

- The structure will **remain largely unchanged**
- Existing exterior conditions (paint, windows, doors) will be maintained
- No immediate façade upgrades are proposed

The applicant explained:

- The building has been **vacant for an extended period**, creating financial hardship
- The current proposal is intended to **return the property to productive use**
- Future plans include:
  - Potential **building expansion**
  - Addition of a **second story**
  - Architectural enhancements at a later phase, once financially feasible

A Board member expressed concern that the current proposal does not significantly enhance the building's appearance in keeping with Town Center goals. The applicant reiterated that additional improvements are planned in the future but are not financially feasible at this time.

## Sidewalk and Pedestrian Improvements

The applicant confirmed:

- A **new sidewalk will be constructed** as part of the project
- The sidewalk will **connect to the existing sidewalk near Dollar General**

- Design will be consistent with Town standards

The Board emphasized the importance of **pedestrian connectivity and safety**.

### **Additional Site Considerations**

- Landscaping will be located **outside of the NYSDOT right-of-way**, as required
- The revised parking layout was viewed favorably by Board members
- Native plantings were confirmed to be appropriate for the site

### **Motion – Sketch Plan Approval**

A motion was made to **regrant Sketch Plan Approval** for the Jett Management site plan application.

- **Second:** Provided
- **Vote:** Approved (3 in favor, 1 abstention)

### **Next Steps**

The applicant will:

- Submit the **revised lighting plan** for review
- Address remaining minor comments
- Continue coordination with **NYSDOT**
- Proceed with **County Planning re-referral** as needed

- 6. Schindler/Potter Lot Line Realignment – Lot Line Adjustment**  
239 Hynes Rd  
Grid # 6759-00-788612, 796573  
Zone R-45

### **Applicant Update**

Amy Bombardieri from Day Stokosa, representing the applicant.

The applicant returned to the Board regarding a proposed **lot line realignment** previously reviewed in late 2025. Updated plans were submitted addressing comments from the Town Engineer. Only a limited number of items remain outstanding.

### **Project Description**

The application proposes:

- A **lot line adjustment** between two existing parcels:
  - One approximately **14 acres**
  - One approximately **9+ acres**
- Transfer of approximately **0.7 acres** between parcels
- The adjustment primarily consists of a **narrow strip of land** surrounding an existing riding area

No new development is proposed. The action is intended to:

- Correct **existing encroachments**
- Align property boundaries more appropriately

## Key Discussion Items

### Driveway / Fire Advisory Comments

- The existing driveway exceeds 900 feet, which would typically require **emergency vehicle pull-offs**
- The Town Attorney advised:
  - If the driveway can be documented as **pre-existing prior to current code**, it may be considered **pre-existing nonconforming**
  - No improvements are required at this time due to **no increase in use intensity**
  - Future development may trigger compliance requirements

### Fence Encroachments

- An existing fence around the riding area encroaches slightly onto a neighboring property
- The encroachment was described as **minimal (de minimis)** and longstanding
- The Board did not require relocation of the fence
- Discussion included the possibility of a **shared maintenance or access agreement** between property owners to avoid future conflicts

### Greenhouse Setback Issue

- A greenhouse is located **19.6 feet from the property line**, where **20 feet is required**
- Options discussed:
  - Adjusting the proposed lot line slightly to achieve compliance
  - Seeking an **area variance** if adjustment is not feasible
- The Board expressed preference for a **minor lot line adjustment** to avoid creating a nonconforming condition

### Utility Pole / Easement

- A utility pole and associated infrastructure (serviced by **NYSEG**) are located on the property
- It is unclear whether a formal **easement** exists
- The Board advised the applicant to:
  - Confirm ownership and easement rights with the utility provider
  - Ensure continued access for maintenance if property lines change
- The issue was not considered a barrier to proceeding

### Board Consensus

The Board generally agreed:

- The proposal is **minor in nature**
- Outstanding issues can be addressed with:
  - Minor plan revisions
  - Supporting documentation

### Motion – Sketch Subdivision Approval

A motion was made to **grant Sketch Subdivision Approval** for the proposed lot line realignment.

**Second:** Provided

**Vote:** Unanimous approval

## Motion – Schedule Public Hearing

A motion was made to **schedule a Public Hearing for March 19, 2026.**

**Second:** Provided

**Vote:** Unanimous approval

## Next Steps

The applicant will:

- Provide documentation confirming the **pre-existing status of the driveway**
- Make minor adjustments to the **lot line** to address setback concerns
- Review submission requirements for **preliminary plat** (Town Code §130-20)
- Coordinate with the utility provider regarding **easement/access considerations**

7. **Hollow Haven Solar Project** – Site Plan – Special Use  
57-63 Greenhaven Rd.  
Grid # 6657-00-704903  
Zone C-3

## Applicant Update

**Applicant:** Jeff Machiran, EDF Power Solutions

**Engineer:** Ray Darling, Colliers Engineering & Design

Jeff Machiran provided an overview of **EDF Power Solutions**, noting the company's experience developing renewable energy projects across the United States. He described the company's four divisions and stated that the organization has developed and constructed significant solar capacity nationwide, including multiple projects within New York State.

## Project Overview

The applicant presented a proposal for the **Hollow Haven Solar Project**, located at **57 Greenhaven Road** in the Town of Beekman.

Key details include:

- Proposed **3 MW (AC) / 4.5 MW (DC)** solar energy system
- Expected annual production of approximately **6.7 million kWh**, sufficient to power roughly **1,000 homes**
- Project area: **16.83 acres** within a **43-acre parcel**
- Current land use: **active agricultural field (hay and rye production)**
- Zoning: **C3 (Mixed Commercial / Light Industrial)**

The applicant stated the project complies with the Town's **solar ordinance** and will require **site plan approval and a special use permit**.

The project will participate in New York's **Solar for All program**, providing utility bill savings to eligible low-income households through community solar credits.

## Site Design and Features

- Solar panels mounted on driven posts (no full site excavation)
- Panels will not exceed **10 feet in height**
- Approximate lot coverage: **14.1%** (below 50% permitted maximum)
- **771-foot access drive**
- **7-foot agricultural-style perimeter fencing**
- Landscaping plan includes:
  - Deciduous trees (e.g., red maple, swamp white oak)
  - Evergreen trees (e.g., white pine, spruce)
  - Shrubs for screening

The site will be **monitored 24/7**, and damaged panels would be promptly replaced.

## Board Discussion

### Community Character & Visual Impact

The Board emphasized the Town's **rural and pastoral character** and expressed concern about:

- Visual impacts of the solar installation
- Adequacy of proposed **landscape buffering**
- Need for **robust screening**, particularly from adjacent properties and roadways

The applicant acknowledged these concerns and committed to refining visual simulations and landscaping plans.

### Energy Use & Community Benefit

- Electricity generated will be **distributed locally** via the nearby substation
- Residents may benefit through participation in the **Solar for All program**

## Environmental Concerns

### Panel Materials & Contamination

- Board members raised concerns regarding:
  - Potential leaching of materials into soil or groundwater
  - Impacts from storm damage (e.g., hail)
- The applicant stated panels are composed primarily of **encapsulated silicon and tempered glass** and are designed to withstand extreme weather conditions

## Noise

- Questions were raised about:
  - Noise from **tracking systems (panel movement)**
  - Noise from **inverters**
- The applicant indicated noise levels are minimal but agreed to provide **decibel data and analysis**

## Wildlife Impacts

- Discussion included:
  - Potential bird interactions with panels

- Effects on ground wildlife movement
- The applicant stated:
  - Panels are low to the ground and not known to significantly impact birds
  - Fencing can be designed to allow **small animal passage**

### **Floodplain & Environmental Sensitivity**

The Board expressed concern about:

- Placement of infrastructure within the **100-year floodplain**
- Potential impacts to:
  - **Riparian buffers**
  - Wildlife habitat
  - Natural drainage patterns

The applicant's engineer acknowledged these concerns and stated:

- The layout can be adjusted to reduce floodplain impacts
- Further review and revisions will be completed

### **Agricultural Soils**

The Board discussed:

- Presence of **prime or statewide important agricultural soils**
- Long-term loss of farmland potential

The applicant stated:

- Soil disturbance will be **minimal**
- Panels will be installed using driven posts
- Topsoil will remain in place and not be removed
- Restoration measures will be implemented in accordance with **state agriculture guidelines**

### **Decommissioning Plan**

The applicant confirmed:

- Project lifespan: approximately **35–40 years**
- A **decommissioning plan and bond** will be in place
- All equipment, including:
  - Panels
  - Racking systems
  - Underground conduit (to specified depth)  
will be removed at the end of the project or if abandoned

The Board discussed:

- Soil restoration and decompaction requirements
- Long-term site restoration for potential agricultural reuse

## Taxation / PILOT Agreement

Discussion included:

- Applicability of **Real Property Tax Law §487 exemption** (not applicable in Beekman)
- Potential for a **Payment in Lieu of Taxes (PILOT) agreement**
- Clarification that project improvements may be subject to taxation depending on assessment

## Additional Technical Questions

Board members also raised questions regarding:

- Number of panels (approx. **7,100 units**)
- Equipment lifespan and replacement
- Recycling or resale of panels at end of life
- Noise accumulation from multiple system components

The applicant agreed to provide additional technical data where requested.

## Engineer Comments

The Town Engineer emphasized:

- Requirement that the project be **fully screened year-round** to the greatest extent practicable
- Need for:
  - Additional **photo simulations**, including winter conditions
  - Evaluation of specific **viewsheds identified by the Board**

The applicant confirmed that updated visual materials are being prepared.

The Town Engineer and Board continued detailed discussion of environmental, site design, and regulatory considerations.

## Wetlands & Buffers

- The presence of **state-regulated wetlands** on the property was confirmed
- A **100-foot buffer** is associated with those wetlands
- The Board requested clearer labeling of wetlands on the plans
- Additional wetlands on-site may be subject to **local regulations (Town Code §155-52)** depending on size and classification

Concerns were raised regarding:

- Placement of **solar panels within or near wetland pockets**
- Potential **thermal impacts** from runoff off heated panels into wetlands
- Effects on **wildlife habitat and wetland function**

The applicant was asked to:

- Further evaluate wetland impacts
- Provide supporting data related to **runoff temperature and environmental effects**
- Consider **avoidance and mitigation strategies**

## Floodplain Considerations

- Portions of the project are located within the **100-year floodplain**
- The Board expressed concern about:
  - Potential displacement of equipment during flood events
  - Downstream impacts if materials become dislodged
- The applicant was asked to:
  - Provide **base flood elevation data**
  - Reference applicable **FEMA flood studies**
  - Further evaluate siting within flood-prone areas

## Endangered Species

- The presence of potential habitat for:
  - **Indiana bat**
  - **Bog turtle**was identified through environmental mapping tools

The applicant was requested to:

- Evaluate **habitat suitability**
- Provide documentation on species presence or absence
- Propose **mitigation measures**, if necessary

## Agricultural Considerations

Discussion included adherence to **New York State Department of Agriculture and Markets guidelines**:

The Board emphasized:

- Importance of maintaining the ability to return the site to **agricultural use**
- Need for:
  - **Baseline soil testing** (nutrients)
  - **Compaction analysis** (penetrometer readings)
- Concern that general notes were insufficient

The Board requested:

- More **detailed and enforceable plan notes**
- Clear documentation of required procedures during construction and restoration

## Access Road & DEC Requirements

- The proposed **pervious access road** must comply with updated **NYSDEC requirements**
- The Board noted:
  - Construction access roads and final pervious roads may need to be **separate**
  - Existing plans may require revision to reflect this distinction

The applicant agreed to review and confirm compliance.

## Fire Advisory Board Comments

The Fire Advisory Board provided several recommendations:

### Access & Maintenance

- Clarify whether access roads will be **plowed during winter**
- Include maintenance details directly on the plans

### Perimeter Access

- Provide grading around the fence ( $\leq 15\%$  slope) to allow **emergency vehicle circulation and fire control**

### Emergency Operations

- Consider installation of a **placard with emergency contact number** for remote system shutdown

### Turnarounds

- First turnaround may be **undersized** for fire apparatus
- Second turnaround should be located **outside the gated area** to avoid access delays

### Overhead Clearance

- Verify minimum **14-foot clearance** for emergency vehicles

### Bridge Crossing

- Provide structural analysis of the bridge, including:
  - Current load capacity
  - Projected condition over the **life of the project (~30 years)**

### Site Walk

- Request for a **site walk** following fence installation but prior to panel installation

### Environmental Review (SEQRA)

- The project is anticipated to be classified as a **Type I Action** under SEQRA due to:
  - Disturbance thresholds associated with agricultural land
- A **coordinated review process** will be required

The Town Engineer recommended:

- Deferring SEQRA lead agency coordination until:
  - Plan discrepancies are resolved
  - Major layout and environmental concerns are addressed

## Board Determination

The Board concluded that:

- The proposal reflects a **good-faith effort** to site the project appropriately, particularly near existing solar development
- However, **significant outstanding questions and concerns remain**

## Action

No formal action was taken.

The applicant will:

- Address all comments
- Revise plans accordingly
- Resubmit for further review

## Public Communication

The Chair acknowledged public attendance and interest in the project and stated:

- This meeting represents the **early stages of the review process**
- A **formal public hearing** will be scheduled at a later date
- The public will have full opportunity to provide input at that time

## EXTENSION

1. **Lennar- Plum Court Lot 9** – Lot Line Adjustment  
Plum Ct. & Tillman Dr.  
Grid # 6758-02-721807, 723793 & 717817  
Zone PH

The Board reviewed a request for an extension related to the previously approved **Plum Court Lot 9 lot line adjustment**.

## Project Background

- The project originates from a **Plum Court subdivision** constructed approximately in the early 2010s
- During original construction, certain **lot lines and right-of-way alignments were incorrectly established**
- Corrections were made in the past for most lots; however:
  - **Lot 9 remained unresolved** due to lack of participation from a property owner at the time
- The current application seeks to:
  - Finalize the **remaining lot line correction**
  - Address **right-of-way irregularities and easement considerations**

The Board previously granted **conditional approval**, and the applicant has been working to satisfy outstanding conditions.

## Current Status

- The applicant requested an additional **90-day extension** (via letter dated January 27)
- The applicant and/or their attorney **were not present** at the meeting
- Ongoing delays are attributed to:
  - **Mortgage and lien coordination issues**
  - Legal and banking complexities involving multiple property owners

## Board Discussion

- The Board acknowledged the project as:
  - **Low impact** (administrative lot line corrections only)
  - Important to resolve long-standing **property and right-of-way inconsistencies**
- Members expressed:
  - General support for continuing progress
  - Concern regarding the applicant's **absence at the meeting**
- The Town Attorney advised:
  - Extensions may be granted in **90-day increments** with reasonable justification
  - The Board may require **applicant attendance at future meetings**
  - If no extension is granted, the applicant would need to **restart the approval process**
- The Board discussed timing requirements and clarified:
  - The extension must comply strictly with the **90-day statutory limit**
  - The new extension period would be made **effective the day following expiration** to maintain continuity

## Motion – Extension Approval

A motion was made to:

- **Grant a 90-day extension** for the Lennar Plum Court Lot 9 lot line adjustment
- The extension is to be **effective the day following the current expiration date**

**Second:** Provided

**Vote:** Unanimous approval

## Additional Direction

- The Board will notify the applicant that:
  - **Attendance at the next meeting is expected** if another extension is requested
  - Failure to appear may result in **denial of future extension requests**

## Adjournment

A motion was made to **adjourn the meeting**.

**Second:** Provided

**Vote:** Unanimous approval

The meeting was adjourned.