



TOWN OF  
**BEEKMAN**  
*New York*

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**TOWN OF BEEKMAN PLANNING BOARD**  
**Thursday, January 15, 2026**

The following members were present:  
Chairman - Robert Lopane  
Jayson Abbatantuono  
Faye Garito  
Claude Rancourt

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

**Call to Order**

The meeting was called to order and welcomed all attendees, announced the locations of the emergency exits.

All present were invited to stand for the **Pledge of Allegiance**, which was recited.

A moment of silence was observed in honor of service members, both those who have passed and those currently serving.

**PUBLIC HEARING**

- 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.

**Applicant Presentation**

The applicant stated she owns three parcels and is proposing a lot line realignment to:

- Bring two lots into minimum lot size compliance.
- Correct an existing condition where a shed currently encroaches onto an adjacent parcel.
- Reconfigure lot lines so the shed will be located entirely on the intended future parcel (to be transferred to her son).
- Square off the lot containing the log home while maintaining compliance.
- Leave the remaining vacant parcel for potential future consideration.

The applicant indicated she previously appeared before the Board and addressed prior questions. She requested that the Board move forward toward resolution of the project.

## **Public Hearing**

A motion was made and seconded to open the Public Hearing.

The Planning Department confirmed:

- Certified mailings were completed.
- Affidavit of publication was received.
- All notice requirements were satisfied.

The Public Hearing was opened. The Chair invited comments from the public.

No members of the public spoke.

A motion was made and seconded to close the Public Hearing.

**Vote:** Unanimous approval.

## **Town Engineer Review**

The Town Engineer provided the following comments:

### **Plan Revisions**

- Surveyor added required plan notes.
- Applicant must obtain documentation confirming updated ownership (either recorded deed or power of attorney documentation).

### **State Historic Preservation Office/Cultural Resource Review**

- Applicant must submit to the New York State Cultural Resource Information System (CRIS) to obtain a letter of no historic impact.

### **Utility Easements**

- The Town may require a future water and sewer easement consistent with Comprehensive Plan goals for Town Center infrastructure.
- Engineer will evaluate potential future alignment and advise accordingly.

### **Aquifer Overlay**

- Aquifer Overlay standards previously applied to the approved site plan must also be placed on the revised plat.

### **Site Plan Coordination**

- Driveway layout shown on the subdivision map must match the previously approved site plan.
- A physical disconnection between driveways at the property line is required (either removal of asphalt section or other approved separation).
- Applicant agreed to comply.

## **Sidewalk Covenant**

- Sidewalk covenant will apply to both affected lots.
- Town Attorney will determine whether one combined document or separate agreements are appropriate.

## **Topography Waiver**

- Since this is strictly a lot line adjustment with no new disturbance, the Engineer recommended granting a waiver from topographic mapping requirements under Code §130-20A(2).

## **Board Discussion**

Board members noted:

- This is strictly a lot line adjustment.
- No new disturbance is proposed.
- Site plan elements have already been reviewed and approved.
- Adjustments are primarily administrative and corrective in nature.

No additional Board concerns were raised.

## **Motions & Votes**

### **1. Preliminary Plat Approval**

A motion was made to grant **Preliminary Plat Approval**.

An amendment was proposed to also grant a waiver from topographic requirements under Code §130-20A(2).

Second received.

**Vote:** Unanimous approval (as amended).

### **2. Authorization to Prepare Resolution**

A motion was made to authorize the Town Engineer to prepare a **Resolution of Conditional Final Approval** for consideration at a future meeting, contingent upon:

- SHPO/CRIS clearance letter
- Updated ownership documentation
- Aquifer Overlay notes added to plat
- Driveway disconnection shown
- Utility easement determination
- Sidewalk covenant documentation

Second received.

**Vote:** Unanimous approval.

## **Conclusion**

The applicant thanked the Board.

The Board indicated the matter will return upon submission of required materials for final resolution consideration.

## **DISCUSSION**

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

### **Applicant Update**

The applicant stated that revisions requested at the previous meeting were completed, including:

- Updates to responses related to Aquifer Overlay requirements.
- Addition of the owners' names and address to the submission materials.
- Receipt of a draft resolution prepared by Town Engineer.

The applicant indicated readiness to move forward with approval and subsequent coordination with the Building Department.

### **Public Hearing**

The Board confirmed that the Public Hearing had previously been held and closed.

### **Engineering Review**

The Town Engineer stated that:

- Revised mapping addressed all outstanding engineering comments.
- A draft resolution for **Preliminary Site Plan Approval, Conditional Final Site Plan Approval, and Special Use Permit Approval** had been prepared.

### **Summary of Resolution Conditions**

#### **Conditions Prior to Plan Signing**

1. Payment of any outstanding application and/or escrow fees as determined by the Town Finance Department.
2. Owner must sign and file a copy of the resolution with the Planning Board acknowledging receipt and familiarity with its provisions.
3. Submission of required hard copies of the approved plan set for the Chair's signature.

#### **Conditions Prior to Certificate of Occupancy**

1. Submission of an electronic copy of the fully executed site plan set to the Planning Department.
2. Remediation of any existing code violations, if applicable, as determined by the Building Inspector.
3. Inspection by the Building Inspector to confirm total bedroom count does not exceed four (three in the principal residence and one in the accessory apartment).

The applicant stated no objections to the conditions.

Board members noted that most conditions are standard, with additional provisions included due to the accessory apartment component.

### **Board Discussion**

The Chair expressed support for the application, noting:

- The proposal is a straightforward accessory apartment.
- Accessory apartments provide needed housing opportunities.
- Such applications align with the Town's Comprehensive Plan and zoning ordinance.
- They provide additional housing options without requiring larger-scale apartment developments.

No Board members expressed concerns.

### **Motions & Votes**

#### **1. Preliminary Site Plan Approval**

Motion made and seconded.

**Vote:** Unanimous approval.

#### **2. Special Use Permit Approval**

Motion made and seconded.

**Vote:** Unanimous approval.

#### **3. Conditional Final Site Plan Approval**

Motion made and seconded.

**Vote:** Unanimous approval.

### **Conclusion**

The Chair informed the applicant that approvals were granted and the project may proceed subject to the conditions outlined in the resolution.

The applicant thanked the Board.

- 2. Dutchess Contracting Corporation** – Subdivision/Site Plan/Special Use  
Bischoff Ln. & Route 55  
Grid # 6759-00-494352 & 478317  
Zone TC

### **Applicant Update**

George Cronk, Engineer with **EGM Consulting Engineering**, introduced the project team:

- Chris LaPorta – Transportation Engineer, **Passero Engineering**
- Brian – Site Engineer, Day **Stokosa Engineering**

The team stated they have been working with the board over several meetings and were present to review the **three remaining key items** required to move toward a **conditional resolution and completion of the SEQR process**.

### Utilities Update

The engineering team reported:

- No significant changes to the **utility plans** since the last meeting.
- The project team is preparing submission packages for:
  - **Health Department**
  - **Dutchess County Water and Wastewater Authority**
- Completion of the **SEQR determination** is needed before these agencies can finalize their review.

### Traffic and DOT Update

Chris Laporta provided an update regarding traffic and Department of Transportation (DOT) coordination.

Key points:

- No changes to the **proposed turning lane design**.
- Initial comments were received from the **New York State Department of Transportation (DOT)**.
- DOT comments were mostly **technical and minor** in nature.
- A concern regarding **drainage entering the DOT right-of-way** was addressed by adjusting the drainage routing to maintain existing drainage patterns.

Additional updates:

- The project is currently in **Part 1 of the DOT Right-of-Way Work Permit application**.
- The process includes three phases:
  - Part 1 – Initial design coordination
  - Part 2 – Detailed design review
  - Part 3 – Contractor and bonding stage

The team reported the current design is approximately **70% complete toward Part 2 review**.

### Traffic Impact Discussion

Board members discussed concerns about traffic impacts at the nearby **Route 55 intersection**.

Discussion highlights:

- Earlier concerns about traffic volume were raised when the project had more units.
- The number of units has since been **significantly reduced**.
- A **traffic study** determined the project will **not significantly impact the intersection**.
- However, the design does require a **left-turn lane** for safe access.

The board indicated **no further questions regarding traffic impacts**.

### SEQR Environmental Review

The board discussed the **State Environmental Quality Review (SEQR)** process.

Key points:

- The project is classified as a **Type 1 Action** under SEQR.
- The applicant submitted **Part 3 documentation**, addressing potential moderate or large impacts identified in Part 2.
- The documentation provided explanations, mitigation measures, and references to supporting reports.

Board members stated that the responses were **detailed and sufficient**.

### **Motion and Vote – SEQR Determination**

A motion was made to determine that:

The project will result in **no significant adverse environmental impacts**, and therefore an **Environmental Impact Statement (EIS) is not required**.

**Motion:** Approved

**Vote:** All in favor

This resulted in the issuance of a **Negative Declaration under SEQR**.

The board clarified that **this does not represent full project approval**, but only the environmental determination.

### **Next Steps and Agency Approvals**

The applicant reported the following upcoming steps:

- Submission to:
  - Dutchess County Water and Wastewater Authority
  - Health Department
- Expected review timeframe:
  - Initial agency comments typically within **approximately 30 days**

Board members noted that:

- Conditional approvals often depend on outside agencies.
- The applicant should make as much progress as possible to avoid repeated **extension requests**.

### **Future Meeting**

The project team indicated they plan to:

- Return at the **next board meeting**
- Provide updates on:
  - DOT coordination
  - Water and sewer authority review
  - Health Department review
  - Stormwater (SWPPP) components

The board requested that **all significant correspondence with outside agencies be copied to the town.**

## Conclusion

The board thanked the project team for the updates and confirmed the plan to revisit the project at a future meeting once additional agency feedback is received.

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

## Applicant Update

The applicant reported that the **Board of Health review is complete.** Most outstanding comments from the **Town Engineer** have been addressed.

Updates included:

- Front **utility easement descriptions and metes and bounds** have been prepared.
- Easement documentation is currently being finalized with the **Town Attorney.**
- Soil testing and additional required corrections have been completed.

The applicant initially referenced requesting a **preliminary extension**, but the Town Engineer clarified that the current submission constitutes a **final site plan submission**, and therefore no additional preliminary extension is necessary.

## Project Background

Board members briefly reviewed the history of the project.

Key points:

- The project originally included **two buildings** and a different engineering team.
- Constructability issues were identified during earlier reviews.
- The design was later revised to a **single building** due in part to septic system requirements.
- The septic system size would not have supported the original two-building layout.

## Site Disturbance and Tree Protection

The Town Engineer noted that the **limit of disturbance** area may need to be recalculated because the **septic system size increased**, although it is still expected to remain **below one acre.**

Maintaining disturbance below one acre avoids triggering additional **stormwater pollution prevention plan (SWPPP) requirements.**

To ensure compliance, the board requested:

- The **limit of disturbance be clearly marked in the field.**
- Installation of **visible barriers** such as orange construction fencing.
- Verification of the fencing location by the **Code Enforcement Officer prior to construction.**

The applicant agreed to implement these measures.

## Architectural Review Discussion

The Planning Board noted that it serves as the **Architectural Review Board** under the town code.

Items discussed for future review included:

- Exterior building materials
- Monument sign details
- Lighting fixtures
- Landscaping plan
- Color swatches for building materials

The applicant indicated that the **architect is preparing material samples and sign details** for review at the next meeting.

Board members indicated that the overall building design had previously been reviewed and was generally acceptable, but requested final confirmation of materials and colors.

## Aquifer Protection Overlay Standards

The Town Engineer reviewed compliance with the **Aquifer Protection Overlay standards**.

The applicant confirmed that the project meets the required criteria, including:

- No significant alteration of groundwater flow.
- No introduction of hazardous materials or toxic substances.
- Limited impervious surface area.
- Minimal grading and earth disturbance.
- Residential use with no industrial or chemical storage.

## Motion

A motion was made to approve that the project **meets the Aquifer Protection Overlay standards**.

**Motion:** Approved

**Vote:** Unanimous

## Septic System Discussion

The applicant described the proposed septic system design:

- A **two-foot fill pad system** will be installed.
- The fill is required primarily due to **site grading and system size**, rather than groundwater conditions.
- Test pits were excavated to depths of **6 to 6.5 feet**, with **no groundwater encountered**.

## Landscaping Review

The board reviewed the landscaping plan, which includes:

- **Red Maple street trees** along Town Center Boulevard
- Additional trees and shrubs surrounding the building and parking areas
- Perimeter landscaping around paved areas

- Trees located near the entrance drive and parking lot island

The board indicated the landscaping plan appears **adequate and consistent with earlier reviews**.

### **Lighting Plan Review**

The lighting plan includes:

- **Pole-mounted parking lot lights**
- **Full cutoff fixtures** compliant with dark sky standards
- **Architectural wall-mounted fixtures** on the building
- **Zero light spillover beyond property lines**

Board members requested:

- Light fixture color be an **earth tone (such as bronze or brown)**.
- Lighting color temperature remain **approximately 3000 Kelvin** for reduced glare.

These details will be confirmed in the final plan set.

### **Refuse Enclosure Design**

The refuse enclosure was discussed.

Current proposal:

- **Concrete masonry unit (CMU) enclosure painted to match the building**

Board members suggested:

- Using **split-face masonry block or textured masonry products** instead of painted CMU to improve appearance and durability.

The applicant agreed to revise the design accordingly.

### **Next Steps**

The applicant will return at the **next meeting** with:

- Architectural material swatches
- Final monument sign design
- Lighting fixture color selection
- Updated refuse enclosure design

### **Motion – Authorization to Draft Conditional Approval**

A motion was made to **authorize the Town Engineer to draft a resolution for Conditional Final Site Plan Approval** to be considered at the next meeting.

**Motion:** Approved

**Second:** Provided

**Vote:** Unanimous

## Closing Remarks

Board members noted that the project appears close to completion pending final architectural details. The applicant thanked the board for their continued cooperation throughout the review process.

The board indicated they look forward to finalizing the project at the next meeting.

## EXTENSION

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

## Project Update

The Town Engineer reported that he had recently contacted the applicant and project engineer and recommended a **site meeting** to review outstanding issues that had not been adequately addressed in previous submissions.

The Board has previously **waived certain requirements** to assist the applicant in progressing through the review process; however, several remaining concerns must still be addressed, particularly those related to **site safety and code compliance**.

## Outstanding Issues Identified

The Town Engineer outlined several deficiencies that must be addressed before the application can proceed:

- **Site Lighting:** Adequate lighting must be provided to ensure a safe environment for residential use.
- **Pavement Condition:** The existing pavement on the site is significantly deteriorated. The submitted plan proposed only striping parking spaces on the existing pavement without reconstruction, which was deemed insufficient.
- **Pedestrian Safety:** Safe walking surfaces must be provided on the site.

The applicant has since indicated that **repaving may occur**, although this improvement was not reflected in the submitted plan. The Engineer requested that the applicant **revise and clarify the site plan to accurately reflect the intended work**.

## Architectural Review Concerns

Board members discussed the lack of architectural detail in the submitted materials.

The Town Engineer requested that the applicant supplement the drawings to include:

- Exterior building materials
- Building colors
- Trim, window, and door finishes
- Roof materials

Currently, the front of the building appears to be **brick painted white**, but this information was not clearly identified on the plans. Board members noted that other applicants typically provide **material samples and detailed elevations** to illustrate the final appearance of the building.

Several Board members stated that the building's exterior **should be improved and clearly defined**, particularly given the site's location in the downtown area.

### **Landscaping Requirements**

The Town Engineer noted that an earlier version of the plan included **front landscaping**, which has since been removed.

However, the Town Code requires:

- Landscaping along parking areas
- Landscaping in the Town Center district

Although the Board previously allowed the existing **front parking configuration** to remain due to site constraints, the Engineer indicated that eliminating landscaping would not meet the code requirements.

The applicant has been advised that **landscaping must be reinstated** to soften the appearance of the parking area.

### **Signage Update**

Board members also noted that earlier discussions involved the removal of an existing sign that could not legally remain without an active business occupying the building.

The latest plan now indicates that **the sign will be removed**, addressing this concern.

### **Status of Sketch Plan Approval**

The project currently holds **Sketch Plan Approval**, which has been extended multiple times. Under Town Code, applicants are generally required to return with a **Preliminary Site Plan submission within six months** of Sketch Plan approval.

The Board had extended the Sketch Plan approval to the current meeting date to allow the applicant additional time to prepare revisions.

### **Discussion of Possible Extension**

Board members initially discussed granting an additional **30-day extension** to allow the applicant time to address the outstanding issues and return to the Board.

A motion was made to extend the Sketch Plan approval until **February 19, 2026**.

### **Legal Review**

Town Counsel reviewed the matter and advised the Board that the Town Code limits the authority to extend Sketch Plan approvals.

Key points included:

- Sketch Plan approval was originally granted **December 19, 2024**.
- The code allows **180 days from initial sketch approval**, with limited extension authority.
- The Board may **no longer have authority** under the Town Code to grant additional extensions.

Town Counsel also noted that because the project has not progressed significantly beyond sketch review, the applicant would **not lose substantial progress** by reapplying for sketch plan approval.

### **Motion Withdrawal**

Following legal guidance:

- The **motion to extend the Sketch Plan approval was withdrawn**.
- The **second was also withdrawn**.
- Board members withdrew their votes accordingly.

### **Board Determination**

The Board determined that the applicant may **return to the Planning Board to seek new Sketch Plan approval** and continue the review process.

Board members noted that restarting the sketch review would likely **not significantly delay the project**, particularly given the limited progress made since the original approval.

### **Conclusion**

The Board thanked Town Counsel for the clarification regarding the code requirements.

The applicant was advised that they may return to the Board at a future meeting with revised plans addressing the previously identified concerns.

### **OTHER BUSINESS**

#### **Planning Board Meeting Schedule – 2026**

The Board reviewed the **2026 Planning Board meeting schedule**.

Staff explained that the Town Code requires **application submissions to be received 17 days prior to a scheduled meeting**. As a result, the previously approved schedule required a minor adjustment to the **submission deadline dates**, shifting them by one day to ensure compliance with the code.

The revised meeting schedule and submission deadlines were presented for approval.

### **Motion**

A motion was made to **approve the 2026 Planning Board meeting dates and corresponding submission deadlines**.

**Second:** Provided

**Vote:** Unanimous approval.

## **Adjournment**

### **Motion**

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

**Second:** Provided

**Vote:** Unanimous approval.

The meeting was adjourned.