



TOWN OF
BEEKMAN
New York

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TOWN OF BEEKMAN PLANNING BOARD
Thursday, March 19, 2026

The following members were present:
Chairman - Robert Lopane
Jayson Abbatantuono
Eric Verhave
Peter Poltrack

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

Call to Order/Opening Remarks

The meeting was called to order with initial housekeeping announcements. Attendees were advised of the locations of emergency exits.

Pledge of Allegiance and Moment of Silence

Approval of Minutes

The Board began with the review of prior meeting minutes.

January Meeting Minutes

- It was determined that not enough members present had attended the January meeting
- As a result, the Board **could not take action** on the January minutes
- The review and approval were **tabled to a future meeting**

February Meeting Minutes

- Members confirmed they had reviewed the February meeting minutes

A motion was made to **approve the February meeting minutes**.

Second: Provided

Vote: Unanimous approval

PUBLIC HEARING

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

The applicants engineer, Matt Towne, presented a proposal for a four-lot residential subdivision located on Hemlock Hollow Road. The project consists of a 10-acre parcel to be subdivided into four single-family residential lots.

The applicant stated:

- The subdivision meets all zoning requirements with no variances requested.
- Each lot exceeds the minimum 2-acre requirement.
- Each lot will have an individual driveway.
- The project will utilize on-site wells and septic systems.
- A test well yielded approximately 12 gallons per minute; further testing will be conducted.
- A portion of the property, 25ft from the center line, is proposed to be conveyed to the Town for maintenance and widening of Hemlock Hollow Road.

Opening of Public Hearing

A motion was made and seconded to open the public hearing.

Vote: Unanimous approval.

The Chair confirmed that public notice requirements, including certified mailing and advertisement, were properly completed.

Public Comment

Residents were invited to speak, with a three-minute time limit per speaker.

Elaine Moss – 9 Hemlock Hollow Road

- Expressed concerns regarding narrow road conditions.
- Stated construction vehicles may block access for residents.
- Raised concerns about garbage collection limitations and lack of turnaround space.
- Noted issues with snowplow access and maneuverability.

Bill Crane – 254 Gardner Hollow Road

- Requested information on the number of trees to be removed.
- Emphasized environmental importance of trees, including erosion control and climate concerns.
- Asked whether efforts have been made to reduce tree removal.

Michael Novak – 2 Hemlock Hollow Road

- Raised concerns about road maintenance and heavy construction traffic.
- Questioned potential impacts on groundwater and existing wells.

James Moss – 9 Hemlock Hollow Road

- Submitted written comments.
- Noted concerns about narrow road width (approximately 12 feet) and lack of adequate turnaround space.
- Raised issues regarding potable water supply and well depth.
- Questioned frontage dimensions and driveway placement.
- Expressed concern about impacts to an existing artesian well near the roadway.

Dan DiMassimo – 10 Tower Road

- Submitted written comments.
- Raised concerns regarding Lot 3, including:
 - Insufficient frontage requiring relief
 - Long driveway (approximately 650 feet)
 - Impacts on steep slopes and stormwater management
 - Proximity to adjacent properties
- Suggested relocating the proposed house on Lot 3 to reduce environmental and neighborhood impacts.

Stephen Dougherty – 11 Hemlock Hollow Road

- Expressed concerns regarding drainage and runoff impacting septic systems.
- Noted existing drainage issues at the end of the road.
- Raised concerns about snow removal and additional well usage.

Lisa Edelstein – 14 Tower Road

- Expressed concerns about tree removal and loss of natural buffer.
- Noted steep slopes and potential erosion and flooding risks.

Michael Rothman – 6 Tower Road

- Supported prior comments regarding Lot 3.
- Questioned practicality and maintenance of long driveway.
- Noted impact on neighborhood privacy and character.

Lindsay Clark – 26 Tower Road

- Reported existing flooding and water runoff issues.
- Expressed concern that development may worsen erosion and drainage conditions.
- Emphasized importance of maintaining privacy and rural character.

Board Discussion

The Board discussed whether to close the public hearing or keep it open to allow additional review and responses from the applicant.

Board members agreed that:

- Significant public input was received.
- Additional time is needed for the applicant to address concerns raised.

Adjournment of Public Hearing

A motion was made and seconded to adjourn the public hearing to the next scheduled meeting.

Vote: Unanimous approval.

The public hearing was adjourned to **April 16, 2026**.

Next Steps

The applicant was requested to provide responses to public comments, either at the next meeting or in written form.

Construction Impacts

The applicant stated that a Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with regulatory requirements to address erosion and sediment control during construction.

The Board discussed concerns related to construction traffic, including the narrow width of Hemlock Hollow Road and the potential for construction vehicles to encroach on neighboring properties. The applicant indicated that stabilized construction entrances would be installed and could be widened (up to approximately 16 feet) to improve access and maneuverability. The possibility of on-site staging or turnaround areas was also acknowledged.

Road Conditions and Traffic

The Board raised concerns regarding the capacity of Hemlock Hollow Road to accommodate increased traffic associated with the proposed subdivision. The Planning Board will consult with the Highway Superintendent to evaluate roadway adequacy, drainage, and sight distance at proposed driveway locations.

Tree Removal

The applicant indicated that approximately 900 trees exist on the site, with fewer than 100 proposed for removal. The applicant stated that efforts were made to minimize tree removal by adjusting driveway alignments and home siting.

The Board requested that the applicant provide a detailed tree removal plan, including the number, size, and location of trees proposed to be removed, at the next meeting.

Buffers and Adjacent Properties

Concerns were raised regarding buffering between proposed homes and existing neighboring properties. The applicant indicated a willingness to consider additional plantings or other buffering measures.

Particular concern was expressed regarding the proximity of development on Lot 3 to adjacent residences. The Board requested that the applicant evaluate potential adjustments to increase separation where feasible.

Drainage and Stormwater

The applicant confirmed that the SWPPP addresses erosion and sediment control during construction. The Board noted that additional consideration may be necessary for post-construction stormwater management, particularly with respect to runoff from long driveways.

The Board requested further evaluation of drainage measures, including the potential use of swales, infiltration practices, or other stormwater controls to prevent runoff onto Hemlock Hollow Road.

Septic Systems and Site Conditions

The applicant stated that septic system locations have been designed based on soil testing and reviewed by the Health Department. A site area identified as periodically wet was determined not to be a regulated wetland, based on review by a wetland biologist and the New York State Department of Environmental Conservation.

The applicant indicated that this area would remain undisturbed, with drainage conveyed through a proposed culvert.

Steep Slopes

The Board discussed the presence of steep slopes on the site. The applicant stated that the design avoids the steepest slopes and does not propose excavation within those areas, though some grading and fill may occur in moderately sloped areas.

The Town Engineer noted that steep slope areas may be subject to regulation depending on their size and configuration. The applicant will be required to demonstrate compliance with applicable Town Code provisions.

Water Supply

The applicant reported that one test well has been drilled to a depth of approximately 500 feet, yielding 12 gallons per minute (air test). A pump test is required and has not yet been completed.

The Board discussed the potential for monitoring neighboring wells during testing. The applicant agreed to provide pump test results and related data once available.

Emergency Access

The Board raised concerns regarding emergency access, particularly for Lot 3, which includes a driveway of approximately 600 feet in length. Questions were raised regarding the ability of emergency vehicles to access the site.

The applicant stated that fire apparatus access areas are included in the design in accordance with applicable codes. The Board indicated that further review with the Fire Department will be conducted.

Snow Removal

Concerns were expressed regarding snow removal operations along Hemlock Hollow Road and within the proposed driveways. The Board suggested that widened driveway entrances may assist with snow storage and reduce impacts on the roadway.

Zoning Compliance

The Board discussed lot frontage requirements and the applicability of rear lot provisions under Town Code. The applicant's representative indicated that the lots are designed to comply; however, further review will be conducted. Any required variances would need to be referred to the Zoning Board of Appeals.

General Layout Concerns

The Board expressed concern that the proposed layout, particularly with respect to Lot 3, may be constrained due to site conditions, including steep slopes, drainage patterns, and proximity to neighboring properties.

The applicant was requested to revisit the layout to determine whether modifications could reduce impacts.

Consultant Comments

The Town Engineer noted that additional stormwater mitigation measures, such as rain gardens or infiltration systems, may be considered to address runoff concerns.

Adjournment of Public Hearing

Upon motion, the public hearing was **adjourned to April 16** to allow for submission of additional information and continued review.

Next Steps / Applicant Submissions Requested

The Board requested that the applicant provide the following at the next meeting:

- Detailed tree removal plan (locations, quantities, and mitigation)
- Pump test results and water supply data
- Evaluation of roadway impacts in coordination with the Highway Superintendent
- Review of emergency access with the Fire Department
- Further analysis of stormwater management and drainage mitigation
- Consideration of layout revisions, particularly for Lot 3
- Clarification of zoning compliance (frontage and rear lot requirements)

Adjournment

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

The Chair opened the public hearing for a lot line realignment application as presented by Brian Stokosa of Day Stokosa Engineering.

Applicant Presentation

Mr. Stokosa described the proposal as a lot line realignment between two existing residential parcels totaling approximately 24 acres. Each parcel contains an existing dwelling.

The application proposes the transfer of approximately 0.69 acres from the southern parcel to the northern parcel. No land disturbance, new construction, or changes to existing structures are proposed. Both resulting parcels will exceed 10 acres in size.

The purpose of the realignment is to incorporate an existing fenced riding area entirely within one parcel.

Public Hearing

Motion to Open Public Hearing:

Made and seconded. Passed unanimously.

Public Comment

Bill Crane - 254 Gardiner Hollow Road

- Inquired as to the purpose of the application

The applicant clarified that the adjustment is solely for the relocation of a lot line to include a riding area and is not associated with future development.

No further comments were received.

Motion to Close Public Hearing:

Made and seconded. Passed unanimously.

Board and Consultant Review

The Town Engineer reviewed technical comments, including:

- Potential modification of the common driveway maintenance agreement due to the revised lot configuration.
- Coordination with the utility provider regarding a utility pole that will shift from one parcel to another, and the potential need for access easements.
- Clarification of overhead and underground utility locations.

The applicant requested a waiver of the requirement to depict state and federally regulated wetlands on the plan, citing no proposed land disturbance.

The Board confirmed that a previously identified noncompliant greenhouse setback has been resolved through adjustment of the lot line to meet required setbacks.

The Board discussed that any future increase in intensity of use (e.g., horse boarding operations) would require a special use permit and may necessitate driveway and access improvements to meet emergency service requirements.

Board Actions

Waiver Request:

Motion to waive the requirement to show wetlands per Town Code §130-12 A & B.

- Motion made and seconded.
- **Vote:** Unanimous approval.

Preliminary Plat Approval:

Motion to grant preliminary plat approval.

- Motion made and seconded.
- **Vote:** Unanimous approval.

Direction to Town Engineer:

Motion to direct the Town Engineer to prepare a draft resolution for conditional final approval.

- Motion made and seconded.
- **Vote:** Unanimous approval.

Next Steps

The application will return to the Planning Board for consideration of conditional final approval upon submission of revised materials addressing outstanding legal and technical comments.

Status: Preliminary Plat Approved; Conditional Final Approval Pending

DISCUSSION

1. **Town Center Grove** – Site Plan/Special Use – ARB approval
Town Center Blvd
Grid # 6759-00-500438
Zone TC

Applicant Presentation

The Chair requested a summary of the application status from the prior meeting.

The applicant's architect, Michael Berta, explained that at the previous meeting:

- The applicant appeared before the Board unexpectedly for Architectural Review Board (ARB) input.
- A formal submission had not yet been made at that time.

Since then, a **formal submission has been completed**, including updated design materials for Board review.

The Town Engineer confirmed that:

- **Site Plan and Special Use Permit approvals were conditionally granted** at the previous meeting.
- The applicant was required to return for ARB review of:
 - Building architectural details
 - Monument sign design
 - Refuse (trash) enclosure

Sign Design Presentation

The applicant presented a revised **monument sign design**, noting:

- Use of **historic color tones** to complement the building.
- Materials consistent with the building, including **cut stone matching the building base**.
- Inclusion of a **precast concrete cap**.
- Use of **halo (backlit) illumination**, producing a soft glow rather than direct lighting.

The Board reviewed the design and confirmed:

- The sign complies with applicable code requirements.
- The design is consistent with the architectural character of the building.

Board members expressed general support, noting the sign was visually appropriate and well-integrated with the site design.

Refuse Enclosure Discussion

The Board revisited the design of the proposed refuse enclosure:

- Original proposal: painted CMU (concrete masonry unit).
- Board expressed concern with aesthetic quality.

Following discussion, the applicant agreed to revise the design to include:

- **Stone veneer (dark “Rundle” stacked stone)** consistent with the building and sign.
- Application of this material to **all visible sides** of the enclosure.

The applicant confirmed the property owner was present and in agreement with this modification.

Board Discussion

The Board agreed that:

- The sign design meets expectations and code requirements.
- The revised material treatment for the refuse enclosure will ensure architectural consistency across the site.
- The agreed-upon changes should be incorporated into the formal resolution.

Board Action

Resolution Approval (Architectural Review):

Motion to approve the draft ARB resolution, with modification to include:

- Requirement that the refuse enclosure be constructed with **dark Rundle stacked stone veneer** on all visible surfaces, consistent with the building and sign materials.
- Motion made and seconded.
- **Vote:** Unanimous approval.

Final Status

- Architectural Review Board approval granted with conditions.
- Application components (site plan, special use permit, architectural review) are now aligned pending final documentation updates.

Adjournment of Item: Application approvals completed with stated conditions.

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

Applicant Presentation

The applicant's representative, Matt Towne, provided a status update, noting that:

- A **draft resolution for conditional final approval** has been prepared by the Town Engineer.
- Prior engineering comments (dated February 19) have been addressed and resubmitted.
- The application is before the Board for **conditional final approval**.

Aquifer Protection Review

The Town Engineer identified that the Board had not yet formally evaluated the project under the **Aquifer Protection Overlay District standards**.

The applicant addressed each of the required standards (Town Code §155-15D), and the Board reviewed them individually:

1. **Groundwater Flow:**
 - Well testing was conducted and confirmed adequate groundwater supply.
 - No impact to existing or future wells anticipated.
2. **Groundwater Quality (Contaminants):**
 - Project consists of single-family homes.
 - Stormwater managed through an approved SWPPP.
 - Septic systems approved by the Health Department.
 - No hazardous discharges proposed.
3. **Storage/Use of Hazardous Materials:**
 - No significant quantities of hazardous materials associated with residential use.
4. **Cumulative Contamination Risk:**
 - No unusual use of pesticides or hazardous substances anticipated during construction.
 - Typical residential use only.
5. **Removal of Protective Soils:**
 - No mining or large-scale soil removal proposed.
 - Excavation limited to normal residential construction.

Board Determination

Motion made and seconded to determine that the project complies with aquifer protection standards and will not adversely impact groundwater.

- **Vote:** Unanimous approval.

Tree Removal Authorization Rescission

The Town Engineer noted that:

- The Board previously authorized a letter indicating no objection to removal of five trees.
- The applicant has since **withdrawn that request**.

Board Action

Motion made and seconded to rescind the prior authorization.

- **Vote:** Unanimous approval.

Conditional Final Approval Resolution

The Town Engineer reviewed the key conditions of approval, including but not limited to:

- Revision of plans to address engineering comments.
- Health Department approval for water and septic systems.
- Finalization of stormwater management (SWPPP).
- Review and approval of legal documents (easements, deeds, right-of-way).
- Creation of a **drainage district** for long-term maintenance.
- Submission of cost estimates and posting of performance guarantees.
- Payment of recreation fees in lieu of land (\$60,000 total).
- Payment of outstanding escrow fees.
- Filing requirements with the County Clerk.
- Establishment of post-approval escrow accounts.
- Compliance with NYSDEC permit requirements.
- Conditions prior to construction and prior to sale of lots.
- Recording of covenants and easements for environmental protection.

The resolution includes staged requirements:

- **Prior to plat signing**
- **Prior to construction**
- **Prior to sale of lots**

The conditional approval is valid for **180 days** unless extended.

Board Discussion

- The applicant confirmed no immediate plans to remove the previously identified trees.
- Board members expressed satisfaction with the conditions, noting they are standard for subdivision approvals.

Board Action

Conditional Final Approval

Motion to approve the subdivision subject to the conditions outlined in the draft resolution.

- Motion made and seconded.
- **Vote:** Unanimous approval.

Final Status

- **Conditional Final Approval Granted**
- Project may proceed upon satisfaction of all conditions outlined in the resolution.

3. **Cantalino Subdivision** – Subdivision
57 Duncan Rd.
Grid # 6759-00-112874
Zone R-90

Applicant Presentation

The applicant's engineer, Brian Stokosa, presented the proposal, noting:

- The parcel was previously considered for a larger subdivision (up to nine lots) approximately 20 years ago, with preliminary approvals and soil testing completed at that time.
- The current proposal reduces development intensity to a **two-lot subdivision**.
- The intent is to construct a second single-family residence for family use.
- Access to the proposed lot would be via a **shared driveway**, utilizing the existing driveway for approximately 75% of its length before branching.
- The design aims to:
 - Minimize land disturbance
 - Preserve the rural character of the property
 - Utilize existing infrastructure where feasible

The applicant indicated the property is held in a **family trust**, with no intent to sell the lots in the foreseeable future.

Site Characteristics

- The site is a former agricultural field with natural revegetation occurring.
- Existing vegetation consists primarily of small-diameter trees and scrub growth.
- Slopes on the site range up to approximately 15%.
- Existing drainage features include historic agricultural swales.
- No confirmed wetlands; however, potential environmental features have been flagged for further review.

Key Discussion Topics

Shared Driveway

- The Board discussed the proposal to utilize a shared driveway.
- The applicant stated this approach reduces environmental disturbance and maintains rural character.
- Concerns were raised regarding:
 - Driveway slope (exceeding preferred 10% in some areas)
 - Emergency vehicle access
 - Need for properly designed pull-off areas
- The Town Engineer noted compliance requirements related to driveway length, grade, and construction standards.
- The Fire Advisory Board indicated no major objections, subject to adequate structural support and pull-offs.

Board Consensus

Generally supportive of a shared driveway concept, subject to further technical review and agency input.

Driveway Slope and Grading

- The applicant indicated that reducing the driveway to a 10% grade would require significant excavation (estimated 8–10 feet of cut), resulting in substantial disturbance.
- The Board acknowledged the tradeoff between strict compliance and environmental impact.

Action: Further evaluation required; potential flexibility may be considered pending review.

Environmental Considerations

- The Town Engineer noted:
 - A mapped potential wetland area identified by NYS DEC
 - Presence of an intermittent stream on mapping resources
- The applicant has requested a **Jurisdictional Determination (JD)** from NYS DEC.

Action: Applicant to provide formal determination and update plans accordingly.

Tree Clearing / Vegetation

- The applicant requested a waiver from full tree location requirements.
- The Board expressed concern due to past misrepresentations in other applications.
- Discussion concluded with the possibility of:
 - Requiring tree identification within proposed disturbance areas only
 - Conducting a site visit prior to waiver consideration

Drainage and Stormwater

- The Town Engineer emphasized the need to:
 - Prevent runoff from discharging onto Duncan Road
 - Design non-erosive drainage systems along the driveway
- Stormwater review will be required, though the disturbance falls below the 5-acre threshold.

Conservation Easement

- The Board inquired whether the applicant would consider placing undeveloped portions of the property under a conservation easement.
- The applicant expressed openness to the concept.

Ownership / Trust Documentation

- The property is held in an irrevocable family trust.
- The Board and Town Engineer noted that all trustees must sign application materials.
- The applicant confirmed compliance and provided documentation.

Waiver Request

Request: Waiver from Town Code §130-18D (map scale requirement)

- Applicant proposed a subdivision plat at 1" = 100' instead of the required 1" = 60'.

Board Action

A motion was made and seconded to grant the waiver.

Vote: Approved unanimously.

Public / Board Comments

- Board members expressed general support for the low-density approach.
- Preference was stated for minimizing disturbance and preserving site character.
- A site visit was suggested by multiple members.

Next Steps

The applicant is directed to:

- Provide a **steep slope analysis**
- Identify **trees within disturbance areas**
- Obtain **NYS DEC jurisdictional determination**
- Refine **driveway design** (grading, drainage, pull-offs)
- Coordinate with:
 - Fire Department
 - Highway Department
- Prepare draft legal documents for:
 - Shared driveway agreement
 - Maintenance agreement
 - Easements

The application will return for further review upon submission of revised materials.

Adjournment

No final action was taken on the subdivision. The application remains under review pending additional information.

EXTENSION

1. **Samana Estates** – Subdivision
Beekman Rd. & Greenhaven Rd.
Grid # 6658-00-777635
Zone R-45

Applicant Presentation

Aime Patane, of LRC, appeared before the Planning Board on behalf of the applicant for the Samana Estates subdivision. Ms. Patane stated that the Board granted conditional approval in September 2025 and that the applicant is requesting a 90-day extension to complete outstanding conditions.

Status of Application

The applicant reported that the remaining items include finalization of legal agreements and submission of required documents. Approval from the Department of Health has been obtained. The applicant indicated that once legal agreements are finalized, plans will be submitted for signature.

Board Discussion

The Board discussed the timeline for completion of conditions, noting prior delays associated with plan revisions and additional requirements following earlier site disturbances, including tree removal concerns. It was explained that modifications to the plans required updated landscaping details, phasing plans, and expanded legal documentation governing maintenance responsibilities.

The Board confirmed that prior issues involving adjacent property owners had been resolved outside of the Planning Board process.

Further discussion clarified that the subdivision remains conditionally approved, and the current request pertains solely to extending the timeframe for satisfying conditions.

Stormwater and Maintenance Agreements

The Board reviewed updates to legal agreements addressing stormwater infrastructure and long-term maintenance. These include provisions ensuring that lot owners are responsible for maintenance and that the Town may recover costs if intervention is required. The Board emphasized the importance of these measures due to existing drainage concerns in the surrounding area.

Erosion Control and Site Stabilization

The Board raised concerns regarding the current condition of erosion and sediment control measures on the site. While it was reported that the site appears stabilized, details of the stabilization method were not confirmed.

The Board directed that the Code Enforcement Officer conduct a site inspection to:

- Verify that erosion control measures are being maintained
- Confirm that the site is adequately stabilized
- Identify any exposed soils or ongoing erosion

The Code Enforcement Officer is to provide a written report to the Planning Board for the record.

Extension Timing

The Board reviewed applicable timelines:

- Conditional approval granted: September 18, 2025
- Initial 180-day approval period expired: March 17, 2026

The Board determined that the requested 90-day extension would be backdated to the expiration of the original approval period, resulting in a new expiration date of **June 15, 2026**.

The applicant was advised to submit any future extension requests prior to expiration.

Board Action

Motion: To grant a 90-day extension of conditional approval for the Samana Estates subdivision through June 15, 2026.

- Motion made and seconded.
- **Vote:** Unanimous approval.

- **Result:** Motion carried.

Conclusion

The extension was granted. The applicant will proceed with completing outstanding legal agreements and satisfying all remaining conditions of approval.

2. **Green Hill Farm** – Subdivision
Hynes Rd. & Beach Rd.
Grid # 6759-00-912540
Zone R-45

No applicant representative present; update provided by staff.

Project is near completion with **one remaining condition**

- Final paperwork related to the **SPDES (stormwater) permit**

Board Discussion

- Coordination between **SWPPP requirements** and SPDES permitting
 - Role of the Town as an **MS4 operator** responsible for stormwater program administration
 - Consideration for future applications to complete stormwater review earlier in the process
- Applicant is otherwise prepared to proceed with final submission.

Extension Details

- Same original approval timeline as Samana Estates
- First request for extension
- New proposed expiration date: **June 15, 2026**

Motion: To grant a 90-day extension to June 15, 2026

Result: Motion approved unanimously

Meeting Adjournment

Motion: To adjourn the meeting

Seconded: Yes

Result: Motion approved unanimously

Meeting adjourned