



TOWN OF  
**BEEKMAN**  
*New York*

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**Town of Beekman Zoning Board of Appeals  
Minutes of June 2, 2026**

The following members were present:

Cristian Hanganu  
Colleen Hayes  
Stella Slattery  
Linda Porter  
David Garland

Town Attorney – Joe Eriole  
Secretary – Sheryl Discher

**Call to Order**

The meeting of the Town of Beekman Zoning Board of Appeals was called to order on June 2, 2026 at approximately 7:01pm. The Chair welcomed attendees, noted the locations of emergency exits, and led the Pledge of Allegiance.

**Approval of Previous Meeting Minutes**

The Board reviewed the minutes from the January 2026 and May 2026 meetings

**January 2026 Minutes**

- **Motion:** By C. Hanganu to approve January 2026 meeting minutes
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (S. Slattery Aye, L. Porter Aye, C Hanganu Aye – All in Favor, C. Hayes and D. Garland abstained)

**May 2026 Minutes**

- **Motion:** By C. Hanganu to approve the May 2026 meeting minutes.
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (S. Slattery Aye, L. Porter Aye, C Hanganu Aye, C. Hayes Aye – All in Favor, D. Garland abstained)

**Amendment to Prior Variance Approval – 24 Orchard Drive**

The Chair noted a discrepancy in the variance approved at the previous meeting for 24 Orchard Drive. Based on the applicant's existing side-yard setback of 35 feet 6 inches and the proposed 21-foot addition, the resulting setback would be 14 feet 6 inches where 20 feet is required by Town Code.

The Board determined that the approved variance should have been 5 feet 6 inches rather than the previously stated amount.

- **Motion:** By C. Hanganu made to amend the previously approved variance for 24 Orchard Drive to 5 feet 6 inches.
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (S. Slattery Aye, L. Porter Aye, C Hanganu Aye, C. Hayes Aye, D. Garland – All in Favor)

## **Public Hearing**

1. **Applicant:** Greene Pole Barn – 2 Area Variances  
**Property Address:** 15 Hickory Ln  
**Grid Number:** 6959-13-191350  
**Zoning District:** R-45

The Chair opened the public hearing on the continued application for area variances related to a proposed pole barn/accessory structure at 15 Hickory Lane.

The applicant requested:

1. Relief from the Town Code limitation on accessory structure size.
2. Relief to permit an accessory structure to be located closer to the street than the principal residence.

The applicant reviewed responses to the statutory area variance criteria and described the proposed structure as intended for personal residential use, including storage of vehicles, lawn equipment, ATVs, and a future recreational vehicle.

## **Board Discussion**

The Board discussed:

- Existing vegetation and screening surrounding the proposed structure.
- The proposed dimensions and height of the building.
- The relationship between the size of the proposed accessory structure and the principal residence.
- Whether the applicant's objectives could be achieved through a smaller structure.
- Comparable structures within and near the surrounding neighborhood.
- The effect of the proposal on neighborhood character and compliance with Town Code requirements.

The Board reviewed dimensions presented during the hearing and determined:

- Approximate footprint of principal residence: 1,300 square feet.
- Maximum accessory structure size permitted without variance: 325 square feet.
- Proposed enclosed accessory structure size: 1,440 square feet.
- Requested bulk variance: 1,115 square feet.

The Board also discussed the height of the proposed structure and determined that additional information would be necessary to verify whether a separate height variance might be required.

## **Environmental Review**

The Board acknowledged receipt and review of the Environmental Assessment Form submitted by the applicant.

## Board Action

- **Motion:** By C. Hanganu made to grant an 1,115 square foot bulk size variance for the accessory structure and an area variance allowing the accessory structure to be located closer to the road than the principal residence.
- **Second:** By L. Porter
- **Vote:** Passed 3-2 (C. Hayes **Aye**, D. Garland **Aye**, C Hanganu **Nay**, L. Porter **Aye**, S. Slattery **Nay**)

## Height Determination

The Board directed the applicant to consult with the Building Inspector to determine the height of the existing residence and whether a separate height variance is required.

The Board advised:

- If no height variance is required, the applicant may proceed in accordance with applicable approvals.
- If a height variance is required, the applicant must return to the Board for consideration of that request.

## Adjournment

There being no further business before the Board, a motion was made to adjourn the meeting.

- **Motion:** By C. Hanganu to adjourn the meeting
- **Second:** By D. Garland
- **Approved unanimously.**

The meeting was adjourned.