TOWN OF
BEEKMAN
New York

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Town of Beekman Zoning Board of Appeals
Minutes of September 1, 2026

The following members were present:
Jarret Jackob - Chairman
Colleen Hayes
Linda Porter

Secretary – Sheryl Discher

Call to Order

The meeting of the Town of Beekman Zoning Board of Appeals was called to order on September 1, 2026. 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 June 2026 meeting

June 2026 Minutes

- **Motion:** By J. Jackob to approve June 2026 meeting minutes
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (L. Porter Aye, J. Jackob Aye, C. Hayes Aye

Public Hearing

1. **Applicant:** Agugliaro Addition – Area Variance
   Property Address: 111 Lime Ridge Rd
   Grid Number: 6758-00-152232
   Zoning District: R-45

Applicant Presentation

The applicant, Christopher Agugliaro, was asked to address the five balancing criteria applicable to the requested area variance.

Undesirable Change to Neighborhood Character
The applicant stated that the proposed addition would not produce an undesirable change in the character of the neighborhood. He explained that the intent was for the addition to appear cohesive with the existing home, as though it had always been part of the structure.

Whether the Benefit Can Be Achieved by Other Means
The applicant explained that the septic system is located on the right side of the property, limiting the ability to construct the addition in that location. The rear of the property contains the driveway and deck.

The applicant further explained that constructing a second floor was considered but would require significant structural reconstruction because the existing house is cantilevered. According to the applicant, such reconstruction would require substantial work to the existing house and would make the home unlivable during construction.

The proposed addition is intended to provide additional living space for the applicant's growing family while allowing the family to remain in the home.

Substantiality of the Variance
The applicant stated that the requested variance represents a relatively small portion of the property. He referenced approximately 156 square feet of the applicable area, with approximately 16 square feet being involved in the request.

Adverse Physical or Environmental Effects
The applicant stated that the proposed addition would not adversely affect the physical or environmental conditions of the neighborhood. He noted that there are no waterways or trees that would be affected and that the proposed work would be limited to the relevant portion of the property.

Whether the Hardship Is Self-Created
The applicant stated that the hardship was not self-created. He explained that the house has historically been a two-bedroom residence and that the purpose of the proposed work is to provide additional space for the applicant's growing family.

Board Questions to Applicant

Board members asked questions regarding the proposed bedroom configuration.

The applicant clarified that the existing residence currently has two bedrooms. Under the proposed plan, the current master bedroom would be converted into a master bathroom, while the addition would provide two additional bedrooms. The applicant clarified that the resulting residence would contain three bedrooms in total.

Public Hearing

A motion was made to open the public hearing for comments regarding the application.

- **Motion:** By J. Jackob to open the public hearing
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (L. Porter Aye, J. Jackob Aye, C. Hayes Aye)

The Chair invited members of the public to speak for or against the application.

No public comments were offered.

A motion was made to close the public hearing.

- **Motion:** By J. Jackob to close the public hearing
- **Second:** By L. Porter
- **Vote:** Passed Unanimously (L. Porter Aye, J. Jackob Aye, C. Hayes Aye)

The Board noted for the record that the appropriate public notice materials had been received, including proof of public notice and registered-mail receipts.

Board Discussion

The Board discussed the proposed plans and the requested variance.

A discrepancy in the stated variance dimensions was reviewed. The Board discussed the measurements shown in the application and correspondence and agreed to use **19.81 feet** as the requested front-yard minimum setback, consistent with the Building Inspector's stated measurement.

The Board also discussed the location of the existing shed in relation to the proposed addition.

The applicant stated that the shed is approximately 10 feet from the proposed addition but that the existing shed is ultimately intended to be removed because it is in poor condition and would become too close to the house following construction.

The applicant also confirmed that the plans identify the septic system and well.

Decision on Area Variance

A motion was made to approve the requested area variance for **19.81 feet as the front-yard minimum setback** for **111 Lime Ridge Road**.

Motion: By J. Jackob to approve the variance of 19.81 feet as the front-yard minimum setback for 111 Lime Ridge Road
Second: By L. Porter
Vote: Passed Unanimously (L. Porter Aye, J. Jackob Aye, C. Hayes Aye)
Result: Motion carried. The variance was approved

Adjournment

A motion was made to close the meeting.

Motion: by J. Jackob to close the meeting
Second: By L. Porter
Vote: Passed Unanimously (L. Porter Aye, J. Jackob Aye, C. Hayes Aye)
Result: Motion carried

The meeting was adjourned.