



COPAKE PLANNING BOARD

APRIL 2, 2015

MINUTES

DRAFT

Please note that all referenced attachments, comprising 6 pages, are on file with the Copake Town Clerk and in the Planning Board office. An annotated listing of those attachments appears at the end of this document.

A regular meeting of the Copake Planning Board was called to order at 6:55 p.m. by Bob Haight, Chair. Also present were Chris Grant, Marcia Becker and Steve Savarese. Jon Urban, Julie Cohen and Ed Sawchuk were excused. Lisa DeConti was present to record the minutes. Board Liaison Teresa Sullivan and Supervisor Jeff Nayer were also present.

ZONING BOARD OF APPEALS – Referrals

None

PUBLIC HEARING

None

SUBDIVISION/SITE PLAN

**2015 -5 ZBA REFERRAL/SPR – HENRY & BARBARA GINSBERG – Lakeview Road
[Taconic Shores]**

Submissions included:

- NYS DEC Letter dated February 9, 2015
- Order on Consent/Stipulation NYS Environmental Conservation Law Form
- Copy of Check for Order on Consent Fine
- Updated plans for the Deck to be enclosed
- Application
- Application Fee in the Amount of \$75.00

Jason Werner appeared representing Henry & Barbara Ginsberg. Mr. Werner explained that there are two facets of this application, one being a permit to enclose the existing porch and the other being the recently constructed dock. Mr. Werner explained that the DEC will not issue a permit for an existing dock, however they will issue an Order on Consent. Mr. Haight clarified that the Order on Consent does not give the applicant permission to construct a dock it is just a fine to the applicant inasmuch as the dock has been constructed without a permit.

Mr. Werner explained that at one time The Taconic Shores Property Owners Association grandfathered the repair of existing docks, however the DEC does not allow this. Mr. Werner also explained that when he was constructing the dock last summer he was contacted by the DEC and told to stop any work. He was advised that he needed an Order on Consent and no permit was needed. Ms. Becker did point out that this not the Planning Board's jurisdiction and is the jurisdiction of the DEC.

Mr. Werner submitted the updated plans for the Deck that is being enclosed. Mr. Grant acknowledged that Mr. Werner appeared before the ZBA at their last meeting. The applicant was granted variances for relief for development within one-hundred feet (100') of a water body under Town Code Section 232-9P(1), relief for density control for a rear yard area variance under Town Code Section 232-24B(2)(a)[2] which deals with the increase of a non-conformity and Town Code Section 232-24B(2)(a)[5] which requires a Site Plan Review by the Planning Board.

Ms. Becker pointed out that there is no concern about erosion as no digging will take place. Mr. Haight acknowledged that all the conditions requested by the Board at their previous meeting had been met.

A Review of the Site Plan was done. Ms. Becker asked if the Board will accept the DEC Order on Consent as the final document. The Board was in agreement with this as any follow up and permits will be handled by the Building Inspector.

Mr. Grant questioned what the lot coverage will be with the enclosed deck. It was noted that relief was given by the ZBA for Town Code Section 232-24B(2)(a)[2] which refers to the increase of a non-conformity so even if this does exceed the lot coverage percentage of twenty-five percent (25%) the application can be approved.

On a motion made by Mr. Haight and seconded by Ms. Becker the Board voted all in favor to approve the Site Plan for Henry and Barbara Ginsberg on lot 529 in Taconic Shores, from a map drawn up by Daniel Russell, dated March 24, 2015.

Mr. Werner submitted a fee in the amount of seventy-five dollars (\$75.00) and Mr. Haight stamped the appropriate maps.

2015-6 MINOR SUBDIVISION – SCOTT & JACQUELYNE DECKER – Elm Street & Pine Street [Copake Lake]

No one was present for this application as nothing new has transpired since last month's meeting.

2015-5 SITE PLAN REVIEW – MARIKA PRITCHETT & PAUL CASEY – Golf Course Road [Copake Lake]

No one was present for this application as nothing new has transpired since last month's meeting.

MINUTES

On a motion made by Ms. Becker and seconded by Mr. Savarese the Board voted unanimously to approve the minutes of the March 5, 2015 meeting minutes.

ADMINISTRATIVE

CAMPBILL VILLAGE BLUESTONE & TRAFFIC CIRCLE: Ms. DeConti advised that a letter will be sent to Camphill Village in May asking the status of their application. She also made note of the fact that she had been advised that the Bluestone Building has been demolished, the Administration Building is complete, the Traffic Circle has not been built and the Parking Lot is completed.

TOWN OF EGREMONT PUBLIC NOTICE: Mr. Haight and Ms. Becker attended the Egremont Massachusetts Public Hearing. Mr. Haight commented on the fact that the Hearing was confusing. Ms. Becker explained that what she and Mr. Haight believe that the Town of Egremont is proposing is that anyone owning seventy (70) acres or more can build anything they want on their property.

DAVID & ELLEN VALDEN SUBDIVISION : Mr. Haight acknowledged that a letter had been received from the Columbia County Clerk advising that the subdivision map for David and Ellen Valden has been filed.

NAMING OF A NEW ROAD: Mr. Haight advised the Board that Matt Shadic was requesting to name a road in his development. It was explained that the Planning Board completes the procedure by notifying the appropriate agencies and then forwards their recommendations to the Town Board for their approval. The applicant does not need to appear before the Board and a Public Hearing is not required.

CARRY OVER

The following matters were carried over to the next meeting:

2015-5 SITE PLAN REVIEW – MARIKA PRITCHETT & PAUL CASEY – Golf Course Road [Copake Lake]

2015-6 MINOR SUBDIVISION – SCOTT & JACQUELYNE DECKER – Elm Street & Pine Street [Copake Lake]

2012 -14 SPR/BLUESTONE & TRAFFIC CIRCLE – CAMPHILL VILLAGE – Camphill Road [Copake Lake]

ADJOURNMENT

There being no further business, on a motion made by Ms. Becker and seconded by Mr. Savarese, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 7:30 p.m.

Bob Haight, Chair

Please note that all referenced attachments, comprising 6 pages, are on file with the Copake Town Clerk and in the Planning Board office. The referenced attachments are filed in the individual project files. An annotated listing follows:

ADMINISTRATION

HENRY AND BARBARA GINSBERG

February 9, 2015	NYS DEC to Ginsbrg (1)
February 13, 2015	NYS DEC to Ginsbrg (3)
March 31, 2015	ZBA to Ginsbrg (2)