



COPAKE PLANNING BOARD
APRIL 4, 2013
MINUTES

Approved
May 2, 2013

DRAFT

Please note that all referenced attachments, comprising 12 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 7:00 p.m. by Marcia Becker, Chair. Also present were Chris Grant, George Filipovits, Bob Haight, and Steve Savarese. Gray Davis and Jon Urban were excused. Lisa DeConti was present to record the minutes.

ZONING BOARD OF APPEALS – Referrals

1. ZBA REFERRAL/SPR – RICHARD & JILL DUPILKA – Cat Track Road [Chrysler Pond] – (2013-9)

Richard and Jill DuPilka appeared before the Board after being referred by the Zoning Board of Appeals. Ms. Becker entered into the record pictures of Mr. DuPilka's property in the R-Zone at Chrysler Pond as well as two (2) site maps. Mr. DuPilka explained that his property and driveway are on a hill and he wishes to create a secondary egress entry point at the rear of his home where the property is much flatter.

Ms. Becker acknowledged that a side yard variance is being requested from the ZBA. Mr. Grant questioned the present distance from the lot line. Mr. Dupilka advised him that the present distance is thirty feet (30') but he is requesting a variance from the ZBA for eighteen feet (18') for the addition of a deck.

Ms. Becker pointed out that this is a modification of a non-conforming structure. Mr. Haight asked whether the driveway would be changing and was advised that it would not be. The check list was reviewed. It was questioned whether a grading and drainage plan was required. Mr. Haight pointed out that there wasn't anything being disturbed so it was noted that none was needed. The one-thousand (1,000) gallon septic tank for the two (2) bedroom structure was acknowledged to be up to code. Ms. Becker questioned whether any trees would be removed and was advised that two (2) trees had been removed however enough trees remained not to disturb any neighbors. It was also noted that no County or State permits were required. Inasmuch as the Zoning District had not been placed on the map Ms. Becker asked Mr. DuPilka who is a licensed engineer to place it on the map and sign it.

On a motion made by Mr. Filipovits and seconded by Mr. Grant the Board voted all in favor to approve the Site Plan for the DuPilka project at Chrysler Pond for the addition of a deck from a survey map done by Jeffrey Plass dated May 25, 2011 and a Plot Plan submitted by Richard DuPilka dated March 10, 2013 subject to granting of the variances by the ZBA. Mr. DuPilka initialed the required three (3) sets of maps which Ms. Becker will stamp.

Mr. Grant requested that Ms. Becker advise the ZBA and ZEO in her letter to take Town Code 232-24B(2)(a)[2] (*A nonconforming building or structure shall not be added to, enlarged, reduced, or altered in any manner in a way which increases its nonconformity. Nothing herein, however, shall prevent the strengthening or increasing of the safety of all or part of a building or structure, provided that the repair or alteration will not increase the nonconformity*) into consideration when granting the requested variance.

2. ZBA REFERRAL/SPR – ERIC AND CAROL SOKOL – Lakeview Road [Copake Lake] – (2013-3)

Ms. Chernewsky appeared before the Board with Eric Sokol. Ms. Chernewsky questioned whether the Planning Board received the letter from Raymond Jurkowski, P.E of Morris and Associates. Ms. Becker advised her that she received the letter today prior to the meeting but it was not received in enough time to have it reviewed by the Town Engineer. Ms. Becker noted that the septic system is the only outstanding item and read the response letter from Clark Engineering's Erin K. Moore P.E. into the record. Ms. Becker advised that Ms. Moore's letter was not sent to the Department of Health as they do not generally look at older systems. Ms. Chernewsky acknowledged that she consulted the DOH and was advised that they only review new systems and specific waivers are only granted on new construction however no waivers are issued in Columbia County. Ms. Chernewsky then advised that she reviewed the Columbia County procedures and it should be noted that the County Health Department will not conduct the test for the applicant nor will they supply or schedule back-hoe and operator for the deep test or make the arrangements with the excavator.

Ms. Becker then noted that the letter from Mr. Jurkowski was not previously reviewed by the Board or the Town Engineer due to the lateness of its receipt. It was read into the record. Ms. Chernewsky advised the Board that the lateness was due to the fact that Mr. Jurkowski was on vacation.

Mr. Haight questioned whether the residence was used year round as the engineer would see no seepage if the system had not been used. Mr. Sokol advised him that it is used yearly for weekends and holidays. Mr. Grant pointed out that at two-hundred and fifty (250) gallons the septic is clearly undersized for the size of the residence. Mr. Sokol referred to Ms. Moore's mention of the fact that Copake Lake is an impaired waterbody due to the presence of phosphorus and brought up the fact that his part of the lake is the cleanest part of the lake and suggested the biological reports be reviewed.

Ms. Becker questioned whether the Board could make a decision at this time without Ms. Moore reviewing the response from Mr. Jurkowski as his letter is a disagreement with her conclusion. Mr. Sokol argued that Ms. Moore's letter indicates that it is alright for the Board to rely on another expert and the expert he provided acknowledged that there is no issue on his property.

Mr. Grant argued that there is no such reference in Ms. Moore's letter. Ms. Becker questioned that this might have been mentioned in conversation. She was uneasy about the fact that they are repeating what was said by Clark Engineering. Mr. Grant agreed. Mr. Sokol did not believe it necessary for Clark Engineer to review Mr. Jurkowsky's response.

Mr. Grant once again expressed concern that there is an undersized septic tank on a lot next to the lake and he made note of the fact that the point of a Site Plan Review is to correct the situations which are loading phosphorus into the lake. Ms. Chernewsky explained that Ms. Moore is quoting the NYCRR 10 which she believed refers to new construction. Ms. Becker explained that Ms. Moore quoted from the additions and alterations section. Ms. Chernewsky acknowledged that this was not mentioned when she spoke to Ms. Moore and noted that the section in question refers to an increase in bedrooms which is not being done. Ms. Chernewsky also pointed out that the five (5) dry wells have a capacity of twenty-five hundred (2,500) gallons, exceeding the recommendation for a three (3) bedroom home. It was Mr. Haight's belief that a dry well of two-hundred and fifty (250) square feet was needed to accommodate a three (3) bedroom house.

Ms. Becker questioned whether the Board wanted to accept this application or send it back to the Engineer. Mr. Grant was in favor of the Engineer visiting the site to review the system. Mr. Sokol did not feel this is necessary as his Engineer already gave his opinion. Ms. Becker suggested Mr. Jurkowski provide a drawing of the system as it exists. Mr. Haight brought up the fact that the issue is not whether the system works but whether the system is adequate. Mr. Grant made note of the fact that Mr. Sokol's part-time use of the property is not the issue as if someone else bought the house and used it full time the system would not be sufficient. Ms. Chernewsky argued that the new owners would then be required to replace the system. Mr. Sokol once again argued that there was no issue with the house being a four (4) bedroom house as he referenced in the biological reports.

Mr. Haight suggested Mr. Jurkowski sign off on the plans. Ms. Chernewsky was in agreement with this and acknowledged that Mr. Jurkowski would be willing to do so. Mr. Grant referred to Ms. Moore's letter and acknowledged that no mention was made that this would be acceptable. Ms. Becker requested a clearer plan showing the septic system. Ms. Chernewsky pointed out the location on the existing map and advised that the only way to get an accurate location was to dig up the tank which is not an option.

Mr. Savarese questioned the date the residence was built and questioned whether this issue could possibly be grandfathered. Mr. Grant believed this to be irrelevant as the purpose of a Site Plan Review is to correct these types of situations.

Mr. Sokol referred to New York State Law which he said specifically states that there are three (3) criteria for which a new septic system is required: the first being brand new construction, the second being additions or alterations and the third being repairs and replacements. Mr. Sokol believed that Clark Engineering was mistaken in the law however Ms. Becker pointed out that Mr. Jurkowski's letter left out the criteria in the law referring to additions and alterations.

Mr. Grant was uncomfortable with anyone but the Town's Engineer signing off on this application. Mr. Filipovits suggested an unrelated engineer review the system. Mr. Sokol made note of the fact that engineers are bound by ethics and either engineer's stamp should be

sufficient. Mr. Haight referenced the New York State Department of Health Code Fact Sheet (*Need for Licensed Design Professionals - ROWTS*) which states a new septic is required for home alterations resulting in an increase in the number of bedrooms or complete home replacements including those resulting in the same number of bedrooms and for alterations resulting in a significant increase in waste water generation. Mr. Haight brought up the fact that the question is whether this is a complete home replacement or not. Mr. Grant did not feel this is an issue as the tank is undersized for the number of bedrooms. Ms. Chernewsky did not believe the Board had the authority to require replacement. Mr. Grant advised her that this is under the Boards jurisdiction.

Mr. Filipovits wondered what the Board options were and questioned whether one option was to accept what is being done. Ms. Becker agreed this is one option with the other being we take the time to discuss Mr. Jurowski's response with the Town Engineer repeating their findings. Ms. Chernewsky asked whether an approval with a contingency that the two engineers argue this point be given. Ms. Becker acknowledged that she would like to figure out some way the applicant would not need to return at next month's meeting. Mr. Grant did not feel this could be done. Mr. Filipovits suggested a Roll Call Vote.

On a motion made by Mr. Filipovits and seconded by Mr. Haight a Roll Call Vote was taken with Mr. Filipovits, Mr. Haight and Mr. Savarese voting for and Ms. Becker and Mr. Grant voting against to approve the Site Plan for the Sokol renovation at 553 Lakeview Road subject to Mr. Jurkowski signing the Site Plan and backing it with his license. Ms. Chernewsky will give Mr. Jurkowski the proper documents and his letter to sign.

3. ZBA REFERRAL – ANTHONY CHIBBARO – Lakeview Road [Copake Lake] – (2013-8)

Ms. Becker advised the Board that Mr. Chibbaro's residence on Lakeview Road at Copake Lake is a referral from the ZBA and a modification of a non-conforming structure. Mr. Chibbaro appeared before the Board and informed them that he had to remove a portion of his deck as it was decaying however in the process he discovered that the deck was not supported properly so it needed to be replaced. At the same time Mr. Chibbaro said he decided to extend the deck to twenty feet (20') and noted that this will put the deck approximately sixty feet (60') from the lake. Ms. Becker noted that front and side yard variances are being requested.

Ms. Becker advised Mr. Chibbaro that she reviewed his application with Code Enforcement Officer Ed Ferratto and questioned whether the deck was two (2) stories. Mr. Chibbaro acknowledged that it is two (2) stories with a spiral staircase at the end. Mr. Haight questioned whether the deck would be the same height as the existing one and was advised that it would be.

Ms. Becker questioned whether there would be any changes to the house and Mr. Chibbaro advised her that new windows will be installed. Ms. Becker then asked whether there would be any changes to the inside of the house and was advised that none were planned.

Mr. Chibbaro also advised the Board that he wishes to construct a shed. Ms. Becker suggested referring to the building he wanted to add as something other than a shed, as the Zoning Code does not allow for two (2) sheds on a property. Mr. Chibbaro pointed out that the building the architect referred to as a shed on the plans is actually a one room studio. Ms. Becker questioned

whether there is water and electricity in the existing shed and was advised that there is no water but there is electricity. Mr. Grant questioned whether the footprint would be enlarged and was advised that it would be. Mr. Grant pointed out that the non-conformity is being increased.

Ms. Becker questioned whether the septic system needed to be reviewed. Mr. Filipovits did not feel this was relevant as the application is only applying for a deck however Mr. Grant felt this should be reviewed. Mr. Grant questioned the well's location and Mr. Chibbaro advised him that the well is located in the back of his house. Mr. Grant asked what the capacity of the septic tank was and where the leech fields were located. Mr. Chibbaro was uncertain of the septic capacity but was under the impression that it was a five-hundred (500) gallon tank. The well, septic and leech fields will need to be accounted for on the maps.

The Check List was reviewed. Ms. Becker questioned whether any landscaping or screening would be added. Mr. Chibbaro advised that there was a possibility that some might be added. It was also noted that a large tree had been removed. Mr. Filipovits pointed out that there is a fence on one side of the property and a driveway on the other and believed there was not much room for any screening. Ms. Becker made note of the fact that the dimensions of all the building needed to be added to the map. Ms. Becker suggested that any lighting being considered be accounted for. She questioned whether any County or State permits were required. Mr. Chibbaro advised her that he received a letter from the DEC that no permits were needed. It was noted that the R2-Zoning District also needed to be added to the plans.

4. ZBA REFERRAL – BARRY POLAYES & CAROL TIGER – SW Colony Road [Copake Lake] – (2013-4)

Mark Bailey appeared before the Board representing Mr. Polayes and Ms. Tiger. Ms. Becker advised the Board that this application is also a Referral from the ZBA and is a demolition of two (2) non-conforming structures with the construction of a single non-conforming structure that requires a Site Plan Review. Ms. Becker acknowledged a Topographical Survey from Dan Russell, four (4) sets of maps dated January 14, 2013, an extensive list of the variance required, the demolition site plan and the proposed new site plan.

Mr. Bailey went on to explain that Mr. Bailey and Ms. Tiger own two (2) parcels and are proposing to demolish the two (2) existing structures and build one (1) structure over one of the existing footprints. Mr. Bailey pointed out that the footprint will be larger than the existing footprint but smaller than the two (2) footprints combined. Mr. Bailey explained that most of the required variances are existing non-conformities that are being reduced.

Mr. Bailey presented an updated Site Plan with some minor changes. He noted that the amount of total deck area is being significantly reduced and acknowledged that the deck is now planned for placement above the shed with adjacent steps down to the dock. Mr. Bailey also explained that the trees were represented differently so as to give a better scale to them. He also pointed out the proposed landscape for the walk-out basement.

Ms. Becker questioned what the height of the structure would be and Mr. Bailey advised her that it is around the thirty-two foot (32') mark from average grade.

Mr. Haight questioned whether either of the existing septic systems will be used. Mr. Bailey advised that Andy Aubin of Crawford and Associates is proposing a sand filter on the flat part of the lawn with a pump station up to a dry well. Mr. Haight then questioned the number of proposed bedrooms and was advised that there would be three (3). Mr. Bailey advised the Board that the tank capacity is still being developed and he will be happy to make a formal presentation for the Town Engineer. Ms. Becker referred to a letter from Mr. Aubin suggesting that the existing ten (10) year old one-thousand (1,000) gallon concrete septic tank which is one-hundred feet (100') from the lake be used however he noted that it might have to be shifted to accommodate other components. It will be pumped up through a sand filter to a seepage pit and then into the dry well.

Ms. Becker expressed concerns about other septic systems and wells on nearby properties and questioned their locations. Mr. Bailey will try to supply this information. Ms. Becker questioned whether the lots would be merged and was advised that this is the owner's intent. Mr. Haight questioned how far off the property line the sand filter system is as he was concerned this might require an additional variance. Mr. Bailey will look into this.

Mr. Bailey presented the Board with an Escrow Check in the amount of fifteen-hundred dollars (\$1,500.00). Ms Becker will provide the required Escrow forms for Mr. Polayes to fill out. She also expressed concern that the landscaping was sufficient for stabilization of the site due to the site's steepness and was advised that the intent is to stabilize the whole site with natural vegetation. Mr. Haight questioned whether any areas near the retaining walls are being filled in and was advised that the applicant's intent is to maintain the existing grade.

A discussion ensued as to the age of the 2 existing cottages and whether there was any asbestos in the buildings planned for demolition. Mr. Bailey will look into this. Mr. Haight explained that his concern is due to the fact that once a building is demolished it is usually washed down with water which will then run into the lake. Should there be asbestos it would be directed into the lake.

Ms. Becker questioned whether the DEC had been contacted. Mr. Bailey informed her that they advised him that no permits were required. Ms. Becker made note of the fact that a disturbance of bank permit might be needed and Mr. Aubin is aware of this. Ms. Becker requested an updated set of plans which Mr. Bailey provided.

5. ZBA REFERRAL – GREGG HOSIER – Lakeview Road [Copake Lake] – (2013-10)

No one was present for this application.

PUBLIC HEARING

None

SUBDIVISION/SITE PLAN

2012 -30 MAJOR SUBDIVISION – VIJOBA REALTY – Yonderview Road

Phil Gellert appeared before the Board and advised that the driveway easement would be forthcoming. He acknowledged that the notes still had to be placed on the maps by Mr. Russell who will be on vacation until Monday.

The corrected Draft Decision was read into the record.

On a motion made by Ms. Becker and seconded by Mr. Haight the Board voted on a Roll Call Vote with Mr. Grant, Ms. Becker, Mr. Filipovits, Mr. Haight and Mr. Savarese voting for and Mr. Davis and Mr. Urban absent to approve the Major Subdivision for the Vijoba Realty Corporation LLC on Yonderview Road consisting of subdividing a single lot of fourteen (14) acres from a parcel three-hundred and seventeen point seven (317.7) acres from a Survey Map by Daniel Russell dated the week of April 8, 2013 subject to the conditions set here within, 1) Receipt of the executed Driveway Easement Document and 2) Submission of new maps which will include a paragraph from the above Decision.

Ms. Becker will mail the amended Decision to Mr. Gellert and Mr. Russell.

2008-21 MAJOR SUBDIVISION – MICHAEL B. & BARBARA S. BRAUNSTEIN – Off Golf

The applicant's representative did not appear at this meeting.

2012 -33 MAJOR SUBDIVISION/BLA – SCOTT COHEN REALTY – High Meadow Road [Copake Lake]

Scot Cohen appeared with Surveyor Jeff Plass. Ms. Becker advised that two (2) submissions were made at the March meeting. Mr. Plass acknowledged that Mr. Michael Cohen appeared and presented a subdivision map and the Board voted on it being a Minor Subdivision. Mr. Plass made note of the fact that he met with Ms. Becker on Wednesday and discussed how he would be able to proceed forward. He noted that Ms. Becker informed him that a portion of the property is considered one of the Significantly Visual Parcels by the Conservation Advisory Committee's Analysis of the Town.

Mr. Plass continued to explain that in his conversation with Ms. Becker he was advised that the Planning Board and Committee would want input on the placement of driveways, roads and buildings. Mr. Grant acknowledged that the Board would be happy to work with the applicants but need a starting point from which to work.

Mr. Cohen made note of the fact that he received a permit from the Building Inspector for a building he wishes construct on Parcel Two (2) and questioned whether he would need permission for a driveway. Ms. Becker advised that there is presently a road in that vicinity. Mr. Cohen acknowledged that a road exists but he wishes to change its location as it goes through the

middle of the parcel and he feels the road should be more hidden and tucked away. Ms. Becker advised that the Subdivision Process includes access roads and driveways and their location.

Ms. Becker pointed out that if Mr. Cohen only wished to construct a barn on his property a Subdivision is not needed but if a Subdivision is planned the Board would need to know what his intentions are. Ms. Becker explained that the Board's intention is to know where the roads will be cut, where the land will be accessed without having them go through the center of the field, where the culverts will be, etc. Mr. Grant pointed out that the only difference between a Major Subdivision and a Minor Subdivision is the Conservation Easement process with sixty percent (60%) of the land conserved but in either case the plats, roads, culverts, etc. have to be approved. Mr. Grant also suggested a Building Envelope be designated. Mr. Cohen acknowledged that he has no desire to put a Building Envelope on the forty (40) acres in question.

Ms. Becker acknowledged the Perc Test and asked what Mr. Cohen is proposing at this time. Mr. Cohen said he is proposing to use as much of the existing road as possible with the exception of the areas he feels would be better pushed out of the field so as to save tillable farm-field acreage which he intends to create as organic farmland. Mr. Cohen expressed a desire to tuck the road as tight as he can to the tree line but noted that it is too close to the water. Mr. Cohen explained that two (2) parcels would access the road as all other parcels have their own road frontage. Mr. Plass did acknowledge that there would be a common driveway.

Ms. Becker made note of the fact that at last month's meeting Mr. Cohen's father stated that there might be some deed restrictions on the upper parcel. Mr. Haight mentioned that any culverts, stormwater protection or silt fences in the road location will need to be accounted for on the map. Ms. Becker acknowledged that it appeared that Mr. Cohen's intention was to preserve the natural features. Mr. Cohen said that he will have more detailed information for the next meeting.

Ms. Becker advised Mr. Cohen that Town Code 197-20 (Sketch Plan) are the regulations he would need to refer to. Ms. Becker acknowledged two Driveway Inspection Reports from the Highway Superintendent but questioned whether this is what will be used. Mr. Cohen said his present plans are to follow these guidelines.

Ms. Becker made note of the fact that an application for a Minor Subdivision is needed. Mr. Grant did acknowledge that the Board would like to see deed restrictions on the upper parcel. Mr. Cohen felt this could be a possibility. Mr. Grant also pointed out that any future buyers be aware that any further subdivisions could trigger the Major Subdivision process. Mr. Cohen suggested putting a note on the map addressing this.

2013-7 MINOR SUBDIVISION – JOYCE K. COWARD – Lakeview Rd. [Copake Lake]

Jeff Plass appeared before the Board and explained that this is the property across from the entrance of Golf Course Road, is owned by Ms. Coward and the applicant is Jon Urban. Mr. Plass acknowledged that plans are to make this a three (3) lot subdivision with two (2) building lots and lot three (3) would be merged with the remainder of the golf course property as a Boundary Line Adjustment.

Mr. Plass made note of the fact that Perc Tests were done on Lots One (1) and Two (2), Pat Prendergast designed the systems which are more than one-hundred feet (100') feet away from the lake and are in the R2-Zone. Mr. Plass noted that Highway Permits are needed

Ms. Becker questioned whether the property was steep. Mr. Plass advised her that it is not excessively steep however it is long and gets bushy toward the back. Ms. Becker acknowledged the existing driveway on Parcel One (1). Mr. Plass explained that this is a loop driveway that went behind the cottage which they hope to use. Ms. Becker pointed out that a driveway needs to be twenty feet (20') from the property line. Mr. Plass explained that the location hasn't been determined yet and little details can be worked out once that decision has been made.

Ms. Becker asked if an application is being submitted. Mr. Plass advised her that Mr. Urban will provide the application. Ms. Becker acknowledged the building envelopes and questioned whether this was ready to be classified. On a motion made by Mr. Savarese and seconded by Mr. Grant the Board voted unanimously to classify this application as a Minor Subdivision.

MINUTES

The March minutes could not be approved inasmuch as there was not a majority of members present from that meeting to constitute a quorum.

ADMINISTRATIVE

SALVATORE CASCINO: Ms. Becker advised the Board that Mr. Cascino's Court date was postponed until sometime in May,

MICHAEL & BARBARA BRAUNSTEIN: Ms. Becker advised the Board that she received an e-mail from Nick Demos requesting that the the Braunstein application be taken off the Agenda as the project is on hold indefinitely.

SEQR UPDATE: Ms. Becker advised the Board that the SEQR update deadline has been extended to October 7, 2013. Ms. Becker acknowledged that Mr. Savarese attended one of the training sessions and there will be additional sessions should anyone wish to attend.

CONSERVATION ADVISORY COUNCIL: Ms. Becker informed the Board that there is a Conservation Advisory Council being formed consisting of biologists, ecologists, and people familiar with conservation that can be used to review projects.

CODE RECOMMENDATIONS: Ms. Becker advised the Board that Supervisor Jeff Nayer and Code Enforcement Officer Ed Ferratto suggested the Board ask for stamped plans from an engineer showing the location, the design, adequacy and compliance with Code for existing septic systems at the start of any Site Plan Review. Ms. Becker noted that there are two (2) sections in the Code giving the Board the right to do this, 232-23A(2)(B)[11] (*Description of the method of sewage*

disposal and location, design and construction materials of such facilities) and 232-23A(3)(f) (Adequacy of water supply and sewage disposal facilities).

(NOTE: At the May 2nd meeting these minutes were approved subject to a request that this section be clarified to reflect a request from a letter received on April 23rd from Code Enforcement Officer Ed Ferratto regarding the Required Septic Approval of Existing Onsite Sewage Treatment Systems for single family residences undergoing renovations or replacement by the Building Department. See Attached Letter)

CARRY OVER

The following matters were carried over to the next meeting:

- 2012 -4 MINOR SUBDIVISION – MICHAEL FREED – Woodchuck Road
[Copake Lake]**

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

- 2011-18 SITE PLAN REVIEW – DOMINICK SINISI – Lakeview Road [Copake Lake]**

ADJOURNMENT

There being no further business, on a motion made by Mr. Filipovits and seconded by Mr. Grant, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 9:15 p.m.

Marcia Becker, Chair

Please note that all referenced attachments, comprising 12 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

ERIC & CAROL SOKOL

March 22, 2013 Moore to Becker/CPB (2)
April 4, 2013 Jurkowski to CPB (2)
 NYSDOH Fact Sheet (2)

ANTHONY CHIBBARO

April 4, 2013 Baker to Chibbaro (1)

VIJOBA REALTY

April 4, 2013 Corrected Draft Decision (2)

SCOT COHEN

October 16, 2012 Gregory to Cohen (1)
October 16, 2012 Gregory to Cohen (1)