



COPAKE PLANNING BOARD

APRIL 5, 2018

MINUTES

DRAFT

Please note that all referenced attachments, comprising 16 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 Bob Haight, Chair. Also present were Chris Grant, Julie Cohen, Marcia Becker, Steve Savarese and Jon Urban. Ed Sawchuk and Attorney Ken Dow were excused. Lisa DeConti was present to record the Minutes. Town Board Liaison Richard Wolf was also present.

ZONING BOARD OF APPEALS – Referrals

NONE

PUBLIC HEARING

2018-05 BOUNDARY LINE ADJUSTMENT – Angelo & Shirley Valentino – Chrysler Pond Road [Copake]

On a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to open the Public Hearing. Mr. Haight asked if anyone would like to speak on this application.

Being none, on a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to close the Public Hearing.

SUBDIVISIONS/SITE PLANS

2018-05 BOUNDARY LINE ADJUSTMENT – Angelo & Shirley Valentino – Chrysler Pond Road [Copake]

- Shared Driveway Easement and Maintenance Declaration

Lindsey LeBrecht appeared representing Angelo and Shirley Valentino and acknowledged that she had previously submitted a letter from the applicants giving her permission to do so. Ms. LeBrecht also acknowledged that the Shared Driveway Easement and Maintenance Declaration has been submitted.

Mr. Haight reminded the Board that the applicant requested a Boundary Line Adjustment to accommodate their circular driveway.

On a motion made by Ms. Becker and seconded by Mr. Savarese the Board voted unanimously to classify this application as a Minor Subdivision. The Check List was reviewed.

All things being in order, on a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to approve the Boundary Line Adjustment for Angelo and Shirley Valentino on Chrysler Pond Road. Mr. Haight will stamp the maps on Saturday.

**2018-03 ZBA REFERRAL – CAMP PONTIAC/MICHAEL ETRA – County Road 7
[Copake]**

- Letter to Michael DeRuzzio dated March 14, 2018 - RE: Proposed Site Expansion
- Letter to James Malcolm of NYSDEC dated March 14, 2018 - RE: Onsite Wastewater Treatment – Proposed Site Expansion
- E-Mail Between Evan Young & James Malcolm of NYSDEC dated March 16, 2018 - RE: Wastewater Site Expansion
- E-Mail Between Evan Young & Michael DeRuzzio dated March 16, 2018 - RE: Water Site Expansion
- E-Mail Between Evan Young & Edward Coons dated March 16, 2018 - RE: Water Site Expansion
- Notice of Intent to Construct, Enlarge or Convert a Facility dated March 16, 2018
- Revised Site Plan

Evan Young appeared before the Board representing Camp Pontiac. He reviewed what had transpired at the previous meeting and once again explained that Camp Pontiac wishes to construct four (4) new buildings on the site. They will be as follows:

- Building #1 will be a Recreation/Art Center.
- Building #2 will be a two (2) bedroom wood frame Seasonal Residence occupied by one of the owners.
- Building # 3 will be a bunk-house for the Staff which will also include a fitness center.
- Building #4 will be a one (1) bedroom Seasonal Residence which will be also be occupied by one of the owners.

Mr. Young acknowledged that the information on the utilities has been added to the revised Site Plan and includes the water hook-up, sewer and electric. Mr. Haight referred to one of the letters

that stated that based on the fact that there will not be an increase in population they concur on the applicant's proposal to connect with the water system at Camp Pontiac. Mr. Haight questioned the fact that a trailer is being removed and a three (3) bedroom residence is being added. Mr. Young explained that due to the fact that the ZBA advised him that an accessory building shall not consist of more than two (2) bedrooms the proposed three (3) bedroom residence on the initial Site Plan has now been changed to two (2) bedrooms on the revised plan. Mr. Young clarified that the trailer was a one (1) bedroom trailer however the owners currently live in Building #21 and will be moving into the two (2) bedroom residence. He also noted that they will not be bringing any outside people into the new buildings.

Mr. Haight pointed out that he had concerns regarding the septic system. Ms. Becker referred to correspondence between Mr. Young and Mr. Malcolm and noted that Mr. Young acknowledged that the flows will continue to be monitored and recorded by Camp Pontiac and will be submitted to NYSDEC as part of the yearly report required by the current SPDES permit. Mr. Young explained that Mr. Malcolm was not sure if it is the Department's role or responsibility to confirm the capacity of the existing system. However Mr. Malcolm did acknowledge that he can state that new connections can be made if the hydraulic/organic capacity is sufficient as provided by the current treatment system.

Ms. Becker brought up the fact that the Board does not have any information about the Waste Water Treatment System and asked if one could be provided. Mr. Young acknowledged that he has a SPDES Permit. Mr. Haight made note of the fact that there must be calculations on the capacity of the system. Mr. Young acknowledged that this information is on the second page of the Site Plan. The Board was in agreement with this. The Board requested that a copy of the SPDES permit be submitted to them for their records.

Ms. Becker asked who monitors the Public Water System and was advised by Mr. Young that the Columbia County Board of Health monitors the system and it is monitored yearly.

Ms. Becker questioned whether a SEQRA was done for this. After Discussion the Board agreed that this is a Type 2 Action and does not require a SEQRA.

On a motion made by Ms. Becker and seconded by Ms. Cohen the Board voted unanimously that this application is declared a Type 2 Unlisted Action under SEQRA Part 617.5 of the 6NYCRR State Environmental Quality Review Act which does not require a SEQRA Review.

The Check List was reviewed. A discussion ensued as to whether there are any hydrants. Mr. Young was not aware of any hydrants. It was Mr. Haight's belief that the sprinkler systems need to be checked on a yearly basis. Mr. Haight asked whether the new buildings will have sprinkler systems. Mr. Young acknowledged that the applicant will conform with whatever the Building Inspector requires for a permit.

After a brief discussion it was noted that this application will need to go to the Columbia County Planning Board for review.

**2018-07 SITE PLAN REVIEW – BLACK POINT ASSOCIATES LLC/BRAD PECK
INSURANCE – County Road 7A [Copake]**

- Site Plan Application
- List of Abutters
- Building Permit Denial
- Location Map
- Proposed Site Plan
- Site Plan Fee

Kirk Kneller appeared before the Board. Ms. Cohen and Mr. Grant disclosed the fact that Mr. Kneller is their Insurance Agent. The Board had no issue with this.

Mr. Kneller explained that inasmuch as he needed more space for his Brad Peck Insurance office he bought the old Key Bank Building and has been in negotiations with the Bank of Greene County to put a two-thousand square foot (2,000) addition on the building to use for his business. He continued to explain that he plans on bringing the existing partitions to the new space and will be adding a conference room. He also noted that there will be no impact to the front of the building however propane tank will need to be added to the left of the building so that he can build out from the back.

Mr. Kneller made note of the fact that the existing building is made of steel and brick however the addition will be a frame building. Mr. Kneller explained that although his Site Plan meets all the set-backs he is before the Board inasmuch as the Building Inspector told him he needed Site Plan approval due to the fact that there will be two businesses in the one building.

A discussion ensued as to the number of parking spaces that will be needed for the Bank and Insurance businesses combined. The customer floor area square footage figure will be forthcoming so as to determine the number of parking spaces needed. Mr. Haight pointed out that there is the option of banking parking spaces for future use however Mr. Kneller had no objection to paving the area to add the spaces. Mr. Grant suggested marking the needed parking spaces should they be needed at a later date.

Mr. Haight asked whether there will be any new signage. Mr. Kneller explained that the existing sign will be used for both businesses.

**2018-06 MINOR SUBDIVISION – SPRINGBROOK, HOMES LLC – Cambridge Road
[Copake]**

- Site Plan Application
- Common Driveway Declaration
- Ag Data Statement
- Location Map
- Site Plan Fee

Julie Cohen recused herself from this application so that she can present it to the Board. Ms. Cohen explained that she has a parcel of land that is almost twenty (20) acres with a house and existing driveway on it that she wishes to subdivide into two (2) parcels. Ms. Cohen noted that the driveway will be a shared driveway to a certain point and acknowledged that she submitted a Common Driveway Declaration.

Mr. Grant noted that a Public Hearing needs to be set. On a motion made by Ms. Becker and seconded by Mr. Haight the Board voted unanimously to set a Public Hearing for next month's meeting. Ms. Cohen did not vote inasmuch as she was recused.

Mr. Grant asked if a SEQRA was submitted. Ms. Cohen will have surveyor Dan Russell do this for the next meeting.

MINUTES

On a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to approve the minutes of the February 1st and March 1st meeting minutes.

ADMINISTRATIVE

PLANNING BOARD OFFICERS: Mr. Haight advised the members that a vote for Officers of the Board has not been voted on as yet. On a motion made by Ms. Cohen and seconded by Mr. Saverase the Board voted unanimously to leave the officers as is.

NYS HIGHWAY LAW ARTICLE 52: Supervisor Jeff Nayer received a copy of the NYS Highway Law Article 52 from Joseph Visconte of the New York State Department of Transportation advising them of applications that need to be sent to the Department which he forwarded to the Board.

EGREMONT PUBLIC HEARING: A notice was received from the Town of Egremont advising the Board of a Public Hearing that will be held on April 26 for a Special Permit for a non-conforming residence on a non-conforming lot on Lakeside Drive in Egremont owned by Peter and Robin Goldberg.

CARRY OVER

The following matters were carried over to the next meeting:

- 2017-38 SITE PLAN REVIEW – GRJH INC. – State Route 23 [Craryville]**
- 2017-31 SITE PLAN REVIEW – 13 LACKAWANNA PROPERTIES [BUILDING #1] –
Lackawanna Road [Copake]**
- 2017-32 SITE PLAN REVIEW – 13 LACKAWANNA PROPERTIES [BUILDING #2] –
Lackawanna Road [Copake]**
- 2017-41 BLA/MINOR SUBDIVISION – FRANK AND MARCIA PETEROY – Route 22 &
Old Highway 5645 [Copake]**

ADJOURNMENT

There being no further business, on a motion made by Ms. Becker and seconded by Ms. Cohen, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 8:00 p.m.

Bob Haight, Chair

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ADMINISTRATION

ANGELO & SHIRLEY VALENTINO

April 2018 Shared Driveway Easement & Maintenance Declaration (2)

CAMP PONTIAC

March 14, 2018 Andrew Aubin to Michael DeRuzzio (3)
March 14, 2018 Andrew Aubin to James Malcolm, P.E. (4)
March 16, 2018 Evan Young to James Malcolm/Michael DeRuzzio (2)
March 16, 2018 Evan Young to Michael DeRuzzio/James Malcolm (2)
March 16, 2018 Evan Young to Edward Coon/Michael DeRuzzio (2)
March 16, 2018 Notice of Intent to Construct, Enlarge or Convert a Facility (1)

SPRINGBROOK HOMES LLC

Common Driveway Declaration (4)