



**COPAKE PLANNING BOARD**  
**AUGUST 4, 2011**  
**MINUTES**

**Approved**  
**September 1, 2011**

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**Please note that all referenced attachments, comprising 13 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.**

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A regular meeting of the Copake Planning Board was called to order at 7:00 p.m. by Marcia Becker, Chair. Also present were Gray Davis, George Filipovits and Steve Savarese. Chris Grant, Skip Pilch and Jon Urban were excused. Lisa DeConti was present to record the minutes. Town Attorney Tal Rappleyea was also present.

**ZONING BOARD OF APPEALS – Referrals**

**1. SITE PLAN REVIEW – MICHAEL SMOYVER & PATRICIA DESHON – Chrysler Pond Road – (2011-13)**

Ms. Becker informed the Board that Michael Smoyver and Patricia DeShon wished to add a two (2) story twenty-two foot (22') by twenty-four foot (24') addition to the rear of their house, but they are on a four (4) acre lot with a structure that does not comply with the side-yard set-backs on one side. Ms. Becker noted that it makes sense for them to expand toward the back of their house which increases the non-conformity as it doesn't make sense to expand toward the west where the property allows. Mr. Filipovits questioned their neighbor's response and Ms. Becker advised him that the neighbors will be notified by the Zoning Board of Appeals and invited to attend the Public Hearing.

Ms. Becker pointed out that Mr. Smoyver's plans needed to be clarified as it was not clear where the front, rear and sides were in relation to the property. Mr. Davis was able to clarify the plans for the Board. Ms. Becker expressed concern as to what kind of screening was there to protect the neighbors and believes there are other structures on the property which must be added to the site map.

Ms. Becker noted that Mr. Smoyver will be presenting the ZBA with information on the septic system and did not believe there were any culvert or drainage issues on the property. Ms. Becker questioned whether the Board wanted a general landscaping plan and Mr. Davis said he would like to see what the landscaping was like on the expansion side.

Ms. Becker believed that no County permits were required and pointed out that the Zoning District was stated on the map. Mr. Davis requested clarification of the rooms on the map. Ms. Becker advised him that the structure is a two (2) bedroom one-story house with no plans to

increase the bedrooms. Mr. Davis questioned whether there was a set legal size of seven and one half feet (7½') for a bedroom as the bedrooms on the map were listed as seven feet (7') and six feet (6') wide. Mr. Filipovits pointed out that these bedrooms might be grandfathered.

On a motion made by Mr. Davis and seconded by Mr. Savarese the Board voted unanimously to accept the Mr. Smoyver's plans as a Preliminary Sketch. Ms. Becker noted that no fee was required as a fee had been paid to the ZBA

## **2. SITE PLAN REVIEW – PAIGE & MICHAEL FRAWLEY – Lakeview Road [Taconic Shores]– (2011-14)**

Ms. Becker informed the Board that Paige and Michael Frawley's property is an undersized lot with a non-conforming structure. Ms. Becker advised the Board that the Frawleys would be renovating their existing deck and moving a greenhouse like four-season room and replacing it with a dining room addition that includes a connecting stair to the basement.

Ms. Becker noted, as per the ZBA Application, that the Frawley's lot is a very small lot that is fifty feet (50') by one-hundred and ninety-five feet (195') (9760 sq ft) and the existing house is a sixteen-hundred foot (1600') two (2) bedroom structure. Ms. Becker acknowledged that the Frawleys have no plans to increase the amount of bedrooms and pointed out that the septic system and leeching fields are in the front of the house away from Robinson Pond. Ms. Becker also acknowledged receipt of a letter from Baldwin and Sons which stated that the leeching fields were recently replaced and the septic system is adequate and in good shape.

Ms. Becker advised the Board that the planned addition would take the structure three feet (3') closer to Robinson Pond and pointed out that the structure is presently forty feet (40') from the Pond. Mr. Davis questioned why the addition needed to come out that far. Attorney Rapplelea clarified that this made sense so that the dining room would be an adequate size. Ms. Becker expressed concern inasmuch as there were decks and stone walls on the lakeshore within the 100 set-back and regulated wetland buffer. Mr. Becker made note of the fact that she felt landscaping was important on this application to protect the Pond from erosion as much as possible.

Mr. Filipovits believed that the structure needed to be torn down for safety reasons if nothing else and had no objections to the structure being extended three feet (3') closer to the lake. Ms. Becker believed that a DEC permit is needed for this project as Robinson Pond is a regulated wetland. Mr. Davis expressed concern that an existing concrete slab would need to be excavated and that the foundation would need to be reinforced to support the new addition disturbing the bank. Mr. Davis felt the Board should make sure that every precaution be taken to keep any of the soil from washing into the lake. Ms. Becker acknowledged that this should be addressed and made part of the approval if given.

On a motion made by Mr. Savarese and seconded by Mr. Filipovits the Board voted unanimously to accept the Frawleys plans as a Preliminary Sketch.

### **3. ZBA REFERRAL – MARK & LISA NIELSON – Southwest Colony Road [Copake Lake]– (2011-15)**

Ms. Becker reminded the Board that Mark and Lisa Nielson owned property on both sides of Southwest Colony Road on Copake Lake and advised them that the Neilson's wished to put a twenty foot (20') by twenty foot (20') patio with a retaining wall on the side that is closest to the Lake. Ms. Becker advised that the patio would be sixty feet (60') from the lake instead of the required one-hundred feet (100'). Mr. Filipovits questioned whether this would be solely a patio and does not include any bathrooms. Ms. Becker cited the regulation 232-9 P. (1)-which states that *'a one-hundred and fifty foot (150') set-back from a lake or stream, with no septic tank or tile fields should be located no closer than one-hundred and fifty feet (150') from stream, creek, wetland or other body of water. No development shall be permitted closer than one-hundred feet (100') to a stream, creek, wetland or other waterbody'*. Ms. Becker also cited the definition of development as *'any man-made change to improved or unimproved real estate including but not limited to the construction or alterations of buildings, fences, walls, signs or other structures as well as mining, dredging, filling, paving, excavation or drilling.'*

Ms. Becker pointed out that what the Nielsons wish to do is a violation of the Town Zoning and this is the only thing the Planning Board can relate to the ZBA. The Board was in agreement with this. Ms. Becker will write a letter to the Zoning Board stating this.

### **PUBLIC HEARING**

None.

### **SUBDIVISION/SITE PLAN**

#### **2011-8 CELL TOWER SPR – MARINER TOWER – West Copake**

Chris Ciolfi appeared before the Board and advised them that he had received comments from the Town Radio Frequency Consultant, Mark Hoppe and the Town's Environmental Consultant, Erik Kiviat who did the Biodiversity Report. Mr. Ciolfi presented the Board with his responses to the Town Consultants. Mr. Ciolfi also advised the Board that Mariner Tower has a variance request for a set-back variance to reduce the required fifteen-hundred foot (1,500') set-back and a height variance to exceed one-hundred and twenty-five feet (125') pending before the Zoning Board of Appeals. He noted that after a couple of meetings with the ZBA and neighbor of Mr. Link's, Mariner is formally withdrawing the set-back variance request.

Mr. Ciolfi went on to explain that they are planning to continue to use the existing farm road and continue approximately three-hundred feet (300') further into the field to locate the facility just inside the tree line. He acknowledged that they will still be complying with the law that states that it will need to be screened and buffered and noted Mr. Link's request to keep the whole facility out of the fields so that no fields would be lost to him. Mr. Ciolfi advised that this would

meet the fifteen-hundred foot (1,500') set-back but would lower the ground elevation by eighteen and one-half feet (18½'). Mr. Ciolfi explained that one of the Zoning Board members suggested moving the site and granting an additional height variance to net the same tower height. Mr. Ciolfi advised the Board that he had received a letter from Mr. Link's neighbor stating that if Mariner agreed to move the Tower he will not object to its placement or additional height variance. Ms. Becker questioned whether this would be the final location of the Tower. Mr. Ciolfi advised her that this would be the Tower's final location. Mr. Ciolfi presented the Board with a revised propagation study for the new location and will mail this to the Town's Consultant advising him of this. Mr. Ciolfi also presented the Board with his responses to the Consultant's comments.

Mr. Ciolfi acknowledged that on July 21, 2011 a Balloon Float was conducted for the ZBA with two sets of Balloons, one at the originally proposed location as well as the alternate location. Mr. Ciolfi advised the Board that he drove the area looking for the Balloons and the only location where it was visible was in the Snyder Pond/High Meadow Road area.

Mr. Ciolfi then addressed the Hudsonia Report and noted that he had walked the site with Erik Kiviat of Hudsonia and noted that Mr. Kiviat pointed out the potential presence of a Bog Turtle habitat. Ms. Becker questioned whether this has been identified as an endangered species site. Mr. Ciolfi clarified that Mr. Kiviat did spot one small section that could potentially support a Bog Turtle but did not find any evidence of a Bog Turtle, nor did he find any species of plants associated with Bog Turtles concluding that there probably were none. Mr. Kiviat told Mr. Ciolfi that he could wait until Spring and do a full impact study to determine for sure if there were any Bog Turtles or Mr. Ciolfi could take preventive measures and put up some silt fence. Mr. Ciolfi advised the Board that Mariner plans to put in silt fences to protect the appropriate areas. He noted that Mr. Kiviat approved this. Ms. Becker acknowledged that Mr. Kiviat advised her to report his findings to the Endangered Species Division of the DEC Region Four and Robyn Niver at US Fish and Wildlife Services in Cortland or Stamford New York. Ms. Becker will follow up on this. Mr. Ciolfi also noted that Mr. Kiviat pointed out some debris in the area of the proposed relocated site and Mr. Ciolfi will work with Mr. Link to clean this up.

Mr. Ciolfi advised the Board that a large Sage Brush Tree was located approximately one-hundred feet (100') into the woods at the original site which he tagged with a Do Not Disturb sign to protect it. Mr. Ciolfi noted that this will not be an issue since the site had been moved to the new location. Mr. Ciolfi acknowledged that he spoke to Mr. Kiviat regarding above ground utilities versus below ground utilities and after noting the significant ledge in the area Mr. Kiviat suggested keeping clearing to a minimum and did not foresee any problems with above ground utilities. Ms. Becker will follow up on his advice with a phone call.

Mr. Ciolfi discussed Mr. Kiviat's concern with Ravens and large birds (Eagles and Ospreys) nesting and advised the Board that he has not had any experience with this with the exception of an area by water.

Ms. Becker brought up the fact that she sent out the EBI Information letter regarding potential historic sites near the tower and noted that although the Town has a Conservation Resource Committee they are not in an advisory capacity as yet and weren't able to do anything with this at this time.

Ms. Becker acknowledged that the Planning Board has established themselves as Lead Agency but noted that there are no other agencies involved so that the package does not need to be circulated. Ms. Becker did make note of the fact that the package does need to be sent to the County but was not sure when it will be sent. Attorney Rappleyea advised that there is nothing that the Town would be gathering at this time. Ms. Becker would review everything to see if it can be sent this month. Attorney Rappleyea did note that the completed EAF would need to be sent to the County.

Ms. Becker presented Mr. Ciolfi with the Hudsonia invoice for his review and approval.

Ms. Becker acknowledged that Part I of the SEQR needed to be addressed. It was noted that Page 4 questioned whether the site contained any species of plant or animal life identified as threatened. Mr. Ciolfi contended that the project had none and no evidence had been found that could support their existence. Attorney Rappleyea advised that if we were making any alterations to the roadway this might be of concern but inasmuch as the roadway is an existing roadway and no changes are being done to it this, it is not a concern.

Ms. Becker then referred to Page 8 noting that an approval is required from the ZBA for a variance. Mr. Ciolfi acknowledged June 6, 2011 as submittal date to the ZBA.

Ms. Becker questioned whether Part II of the SEQR needed to be reviewed at a Public Meeting Attorney Rappleyea advised her that what was needed was a 'hard look' at it and it can be done at what is most convenient to the Board. The matter was tabled for now but would be dealt with this month.

Ms. Becker questioned how the Adequate Coverage matter would be handled. Attorney Rappleyea advised her that he needed to discuss this matter with the RAF Consultant and would advise accordingly.

Ms. Becker asked the Board if they felt the application was complete enough to be deemed complete. The Board was in agreement. Ms. Becker asked Mr. Ciolfi if they would be given more time than the forty-five (45) days if needed. Mr. Ciolfi advised her that this would not be a problem.

On a motion made by Mr. Savarese and seconded by Mr. Filipovits the Board voted unanimously to deem the Mariner Tower application complete. Ms. Becker informed Mr. Ciolfi that a fee in the amount of Twenty-Five Hundred Dollars (\$2,500.00) was required for this application.

Mr. Ciolfi proposed Saturday, August 20, 2011 and/or Sunday, August 21, 2011 at 7 am for the Balloon Float test. Mr. Ciolfi said he would float the Balloon for as long as possible and his consultant would do a visual report within a one (1) and two (2) mile radius and put together a full report. Mr. Ciolfi pointed out that should the Planning Board or any of the other Boards have any areas of particular interest he will provide the consultant with this information so that he can take pictures from these areas for the Boards review. Mr. Ciolfi will advertise this in the Columbia Paper and The Register Star. Ms. Becker will forward the information to The Copake Chronicle, the Town Website and Town Hall. Mr. Ciolfi suggested rain and/or wind dates of Monday August 22<sup>nd</sup>, Tuesday August 23<sup>rd</sup> or Wednesday August 24<sup>th</sup>.

Ms. Becker suggested working toward a Public Hearing for the September meeting. Attorney Rappleyea advised that he would have the information regarding the adequate coverage from the RAF consultant for the September meeting. It was noted that the Public Hearing could remain open if necessary.

**2011-9            SITE PLAN REVIEW – STEPHEN M. FUTRELL AND THOMAS G. GOLDSWORTHY [MARC BAILEY]– Birch Hill Road [Copake Lake]**

Architect Jason Money of Dennis Wedlick Architects and Jonathan Farber, Landscape Architect appeared before the Board representing Stephen M. Futrell and Thomas G. Goldsworthy's "Copake Residence" on Route 7A [Center Hill Road]. Mr. Farber explained that there is an upper meadow and a lower meadow and the house will sit between both meadows. Mr. Farber went on to explain that the existing driveway will be used which will be brought up along the property line to access the house. He noted that they are working with Crawford and Associates on repairing the man-made ponds which are leaking.

Mr. Money informed the Board that the structure will be new construction of a single family, three bedroom, two-story house with a basement. After review of the proposed project Ms. Becker advised Mr. Money to review the Planning Board Check List. Ms. Becker asked if the access road could be improved and noted that the Board will need to know about culverts and bridges on the property. Mr. Davis advised that the driveway should be kept twenty feet (20') from the property line. Mr. Money advised her that this is an existing roadway. Ms. Becker pointed out that should this be moved it should be kept within the distance required.

Ms. Becker questioned what the Fire Truck access was. Mr. Money acknowledged that he had spoken with the applicant regarding dry hydrants but the client was not sure if he wanted sprinklers. Ms. Becker noted that there are ponds on the property so dry hydrants might not be necessary. Ms. Becker advised that she believed there were no other permits needed with the exception of a permit from the Department of Health.

Ms. Becker acknowledged that this was a preliminary review and could not be accepted at this time.

**2011-6            NEW SEPTIC SYSTEM – HHD DEVELOPMENT [PRESIDENTS ESTATES] – County Route 7 [Copake Lake]**

Attorney Jason Shaw and HOA president Peter Chudy appeared before the Board representing HHD Development and Presidents Estates. Ms. Becker advised that the application had been received and a fee in the amount of \$50.00 was required. Mr. Chudy presented a check in the proper amount.

Attorney Shaw informed the Board that the County Planning Board completed their review and believed there was no County wide impact regarding this application. He noted that the DEC had issued a permit for the construction of the facility. Mr. Chudy advised that he received an e-mail from Jamie Malcolm of the DEC stating that although the permit had been issued it is still not

final inasmuch as it needs to go through the construction stage and run successfully before it is finalized. Ms. Becker acknowledged receipt of the Conceptual Letter with general conditions.

Ms. Becker acknowledged concerns that the design is not quite up to the standards recommended by Town Engineer Doug Clark or Jamie Malcolm and this has to be considered by the Planning Board. Ms. Becker noted that both the DEC and the Town of Copake have some checks and balances that need to be addressed. Ms. Becker made note of the fact that the DEC has not issued a final permit which won't be issued until after the construction is completed. Attorney Shaw clarified that what was received by the DEC is the permit but, however, it contains conditions and restrictions that are applicable to this system. Mr. Shaw stated that Mr. Malcolm's opinion does not matter and what matters is the language in the permit document. He noted that the system design had been approved by the DEC for a three thousand five hundred gallon (3,500) tank and nobody at the DEC can now say they need to change what was approved without modifications to the system.

Ms. Becker referred to a letter received from Mr. Malcolm which stated 'to be clear the Department has not issued a final approval of the report and plans but only a conceptual one for the purposes of forming the Transportation Corporation. Final approval will be granted once the as-built drawings and construction report are submitted within sixty (60) days of completion of construction.' Attorney Shaw explained that all that was being said was reiterating the existing permit condition and terms and the system needs to be constructed as per the design approved. Ms. Becker then noted that the letter continued to say 'as previously discussed we will be requiring monthly sampling of the affluent for the next camp season, April through September 2012 to document compliance with the permit and system performance. These requirements and others will be detailed in the final approval letter.' Attorney Shaw believed Mr. Malcolm was saying that until the system is constructed and the DEC signs off on it, it isn't over. Mr. Davis clarified that there is usually a set of construction documents and the system needs to be built according to those documents and if there is something that changes there are as-build drawings that will be picked up at that time.

Ms. Becker then noted that the letter stated that 'please recall that certain recommendations were made by Clark Engineering on behalf of the Town such as replacement of the collection systems at Presidents Estates. All items outlining Doug Clark's previous e-mail must be completed to our satisfaction before we issue a final approval.' Attorney Shaw believed that it is important to look at the language in the permit which is the defining document and all the conditions in the permit are very general with nothing that refers to building it in accordance with anybody's specs other than the specifications that have been submitted and approved. Attorney Shaw advised Ms. Becker to read the permit as that is the defining document. Attorney Rappleyea did respond by saying that Mr. Malcolm will control the project and his comments should not be discounted. Attorney Shaw made note of the fact that he had to go beyond Mr. Malcolm to get things done on the project.

Ms. Becker reiterated that Mr. Clark had made recommendations that don't correspond with what is going to be built but did note that the DEC will be monitoring the project. Ms. Becker also noted that the Town Code has a section that says all non-conforming structures require variances and site plan reviews for improvements and any increase in use or flows will be picked up during the Town review and it will need to be justified whether or not increases can be accommodated. Ms. Becker also pointed out that there is a possibility that the DEC will be

consulted during these improvements. Mr. Chudy acknowledged that he will inform the property owners that the DEC will be consulted during these reviews.

Ms. Becker questioned where the waste of the Cohen and Kaplans go as they are not tied into this system. It was noted that they are on a separate system but it is not shown on the plans. Ms. Becker acknowledged that she was concerned that their system might interfere with the proposed HHD system. Neither Attorney Shaw nor Mr. Chudy were aware of the location of the Cohen and Kaplan system. Ms. Becker questioned if she needed to be concerned with this location. Attorney Rappleyea advised her that this need not be a concern at this time as if they are outside of the perimeters of the proposed system it is irrelevant, but that the location may be a zoning violation. Mr. Davis brought up the fact that the engineer has, most likely, walked the property and done a test pit and if anything were in that area it would have been disturbed.

Ms. Becker brought up the fact that there is a proposed Easement that the Homeowners Association will have over their property. Ms. Becker questioned whether a Public Hearing would be needed for this application. It was decided that this was not necessary. Ms. Becker acknowledged that the Short Form SEQR did not need to be completed as this is a replacement of an existing system.

Ms. Becker advised that the Board would need to decide what conditions would be put on the approval. Attorney Shaw questioned why any conditions would need to be considered. Ms. Becker advised him that conditions would be needed inasmuch as the Board would be going against the recommendations of their Engineer. Attorney Shaw did not see this as a justification for putting conditions on the Site Plan. Mr. Chudy questioned what conditions would be put on the approval. Ms. Becker clarified that as Mr. Chudy mentioned earlier, the homeowners need to know that there will be a Site Plan Review for any kinds of improvements. Mr. Chudy noted that if they were to exceed the usage of the system then they would have to face issues with the DEC. Attorney Shaw noted that the system allows a discharge to ground water of one-thousand (1,000) to ten-thousand (10,000) gallons per day of treated sanitary waste and that is the operative definition. Mr. Davis explained that the concern is centered around a hypothetical scenario whereas should all the homeowners convert their weekend homes to full-time residences would the system be taxed. Mr. Chudy noted that the system is designed for significant excess capacity.

Mr. Davis expressed concern that in the Board's opinion the tank appears to be a little undersized. Attorney Shaw pointed out that the systems will be inspected and maintained and suggested that the Board not get into any septic system approval business inasmuch as the DEC has extensive jurisdiction over this matter. It was Mr. Shaw's opinion that the Town Engineer could have a view that differs from another engineer and his recommendations should be considered a professional difference as the DEC has accepted and approved the one specified in the application. He did not think it is the perimeters of the Planning Board for Site Plan Review to make technical decisions as to whether a five-thousand (5,000) gallon septic tank or a three-thousand-five hundred (3,500) gallon septic tank is more appropriate.

Attorney Rappleyea clarified that homeowners on non-conforming lots with non-conforming structures would have to appear before the Planning Board however, there may be situations where there are parcels with conforming structures that are non-conforming lots and could therefore make modifications that would not wind up before the Planning Board. Attorney Rappleyea added that in order to protect the Lake, which is the primary concern, the condition

being considered is that any parcel whether it is conforming or non-conforming and affected by this system would have to appear before the Board for a Site Plan Review. Ms. Becker did acknowledge that some of the structures on the map may be conforming structures that meet the set-backs and wouldn't necessarily end up before the Planning Board for review. Ms. Becker expressed her desire to review any improvement in the subdivision. Attorney Rappleyea noted that it is because of the Town Code and Comprehensive Plan requirements and not the flow that influences this request. The Board was in agreement with this condition. Attorney Shaw and Mr. Chudy were not in agreement with conditional approval. After discussion it was decided by the Board to approve the application with conditions.

On a motion made by Mr. Davis and seconded by Mr. Filipovits the Board voted unanimously to approve the Site Plan Review for the Presidents Estates Waste Water System design conditionally, based upon a condition that the Board imposes that any modification consisting of additional living space that can be utilized as a bedroom would have to appear before the Planning Board.

Ms. Becker will stamp the maps on Saturday. Attorney Rappleyea will prepare a formal resolution that can be attached to the plans and filed with the Town Clerk's office.

#### **2011-4            SITE PLAN REVIEW – CAMPHILL VILLAGE – Camphill Road**

Although Camphill Village did not appear at the meeting Ms. Becker wanted to enter into the record that the Lead Agency letter had been circulated and the record of the parcels being merged to make one piece had been received.

Ms. Becker acknowledged that Camphill Village had requested a Public Hearing for the September meeting and noted that they had appeared before the ZBA for some variances which remain open. Attorney Rappleyea needs to do an interpretation of the Special Use Permit and the Highway Superintendent approval of the sidewalks is still needed. Ms. Becker also noted that the Board needs to make a Negative Declaration for the SEQR and the Fire District comment is still needed.

The Board agreed to set a Public Hearing for the September meeting.

#### **MINUTES**

Ms. Becker asked if there were any changes to the Minutes of June 2, 2011 and July 13, 2011. No changes or corrections were needed. On a motion made by Mr. Davis and seconded by Mr. Savarese, the Board voted unanimously to accept the minutes of the June 2<sup>nd</sup> and July 13<sup>th</sup> meetings.

## **ADMINISTRATIVE**

**COMPREHENSIVE PLAN;** Ms. Becker reminded the Board that comments were needed for the Comprehensive Plan. Mr. Savarese brought up the mention of a proposal for an additional Mortgage Transfer Tax and noted that this is over and above the existing Transfer Tax already in existence by the State. Mr. Savarase questioned whether this had been removed from the Plan. Ms. Becker advised him that it had not been removed and was on properties over, she believed, two-hundred and fifty thousand dollars (\$250,000.00). Ms. Becker will try to get this clarified. Mr. Savarese was not in favor of this additional tax and felt it needed to be removed from the Plan. The Board was in agreement with Ms. Becker acknowledging that they are in favor of the Plan but would include in the Planning Board letter to the Comprehensive Plan Committee Mr. Savarese's comments.

**COUNTY PLANNING BOARD APPOINTMENT:** Ms. Becker informed the Board that Mr. Savarese has been appointed to the County Planning Board. Mr. Savarese made note of the fact that this appointment is only for six (6) months and he would need to be reappointed after that time.

**SEPTEMBER MEETING:** Ms. Becker informed the Board that the September meeting date falls on September 1<sup>st</sup>, prior to the Labor Day weekend. Mr. Filipovits will not be able to attend the meeting on the first but Mr. Davis and Mr. Savarese agreed to hold the meeting on the regular meeting date of September 1<sup>st</sup>. Lisa DeConti wanted it on the record that the minutes would be delayed due to the holiday. The Board was in agreement with the delay.

**REGIONAL ECONOMIC COUNCIL:** Ms. Becker informed the Board that the Governor has broken the State down into various regions and each region will have an Economic Development Council and the Town of Copake is part of the Capital District region.

## **CARRY OVER**

The following matters were carried over to the next meeting:

- 2010-2            SITE PLAN REVIEW CONSULTATION – AMERISTOP – Route 23**
- 2008-21           MAJOR SUBDIVISION – MICHAEL B. & BARBARA S. BRAUNSTEIN – Off Golf Course Road**

## **ADJOURNMENT**

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

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Marcia Becker, Chair

**Please note that all referenced attachments, comprising 13 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**

### MARINER TOWER

July 7, 2011	Hoppe to Becker (1)
July 30, 2011	Kiviat to CPB (3)
July 31, 2011	Hoppe to CPB (1)
August 4, 2011	Ciolfi to Nayer/ZBA (2)
August 4, 2011	Ciolfi to Becker/CPB (5)

### CAMPBILL VILLAGE

July 25, 2011	Sloan to CPB (1)
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