



COPAKE PLANNING BOARD

JANUARY 5, 2017

MINUTES

DRAFT

Please note that all referenced attachments, comprising 2 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, Marcia Becker, Julie Cohen and Ed Sawchuk. Jon Urban and Steve Savarese were excused. Lisa DeConti was present to record the minutes. Town Attorney Ken Dow and Town Board Liaison Terry Sullivan were also present.

ZONING BOARD OF APPEALS – Referrals

NONE

PUBLIC HEARING

2016-21 SITE PLAN REVIEW – HOMESTEAD MARKET – Route 23 [Copake]

The Public Hearing for Homestead Market remained open. Mr. Haight asked if anyone wished to speak on this application even though Board approval was given at the December 1, 2016 meeting. No one spoke on this application.

On a motion made by Mr. Grant and seconded by Ms. Becker the Board voted unanimously to close the Public Hearing.

SUBDIVISION/SITE PLAN

2016-18 ZBA REFFERAL/PRELIMINARY SPR – GRJH INC./THOMAS CASEY – State Route 23 [Craryville]

- No Submissions were made at this time

Alicia Metz, one of the owners of the project appeared representing GRJH Inc. Ms. Metz acknowledged that the Special Use Permit had been received from the ZBA. She also made note of the fact that as discussed at the December 1, 2016 meeting the number of parking spaces and the location of the Diesel Pumps needed clarification.

Ms. Metz asked the Board what was needed to proceed with the Planning process. Mr. Haight advised her that a full Site Plan and Building Plan are required for the process to begin.

It was noted that the Site Plan would need to include:

- The location of the structure
- Location of parking spaces
- Storm drains
- Entrances and exits
- Location of the gas tanks
- Electric connections
- Drawings of Tractor Trailers entering and exiting the location
- Any planned signage

Mr. Haight brought up the fact that there were discussions at the last meeting about banking some of the parking spaces so as to decrease the amount of pervious surfaces. Ms. Metz made note of the fact that due to the nature of the proposed business a customer's stay is usually only five (5) or ten (10) minutes and she had no objection to banking the parking spaces. Mr. Haight believed that this would need ZBA approval. Ms. Becker advised the Board that in the past when the same type of situation arose as long as the parking spaces required by the Town Code were accounted for the Board granted approval. Ms. Metz asked if this was a decision that would be made by GRJH Inc. or decided by the Board. Mr. Haight advised her that the Board would prefer banking the parking spaces.

Mr. Haight brought up the issue of Storm Drains and the location of the entrances and exits. He advised that the Board would not be able to approve anything without State permits or approval. Mr. Grant asked whether GRJH Inc. is required by State Law to provide a Storm Water Prevention Plan to the State. Ms. Metz believed this was on a property by property basis and noted that they would have to go to the Department of Transportation for the curb cuts. Mr. Haight also advised that approval by the Town Highway Superintendent will be needed for the entrance on Craryville Road and approval from the State might possibly be needed as well.

Mr. Haight asked whether there was another lot between the applicant's property and the Post Office and Ms. Metz advised him that their property abuts the Post Office.

Ms. Metz asked if the Board had any objections to what has been presented so far. Ms. Becker advised that she has no objections with what has been presented at this point as long as the set-backs required by the Town Code are met.

Ms. Becker asked whether a variance had been received from the ZBA for Lot Coverage. Ms. Metz was not aware that one was needed. Ms. Becker also acknowledged that the Board would need a final elevation drawing of what the Building will look like. Mr. Haight also advised that any lighting would need to be directed downward.

2017-1 SITE PLAN REVIEW – MARTIN GREENBERG – Birch Road [Taconic Shores]

- Application for Site Plan Review
- Building Permit Denial/Referral
- Letter of Agency dated September 6, 2016
- Town and School Taxes
- Site Plan
- Fee for Site Plan Review

Brian Johnson appeared representing Martin Greenberg who wishes to add a screened in porch to an existing deck. Mr. Haight asked whether this application had been before the ZBA. Ms. Becker advised that the applicant was before the Planning Board for a modification of a non-conforming structure and a variance wasn't needed. It was noted that there is no increase in the non-conformity of the structure.

The Check List was reviewed. It was noted that the map needs the following additions:

- Zoning District (R-2)
- Locator
- Name of Applicant
- Water Line Location
- Any Trees on the Property Line
- Boundary Dimensions

On a motion made by Mr. Haight and seconded by Mr. Grant the Board voted unanimously to approve the Site Plan for a Screened-in Porch at the Martin Greenberg Residence at 39 Birch Road in Taconic Shores from a Site Plan dated October 27, 2016 subject to the Zoning District (R-2), Locator, Name of Applicant, Water Line Location, Trees at Property Line and Boundary Dimensions being added to the final Site Plan.

Mr. Haight will stamp the final Site Plans when the additions are made.

**2017-2 SITE PLAN REVIEW – MICHAEL & MARY ANNE FALLON – Route 7A
[Copake]**

- Application for Site Plan Review
- Building Permit Denial/Referral
- Site Plan

Michael Fallon appeared before the Board with Prospective Builder Robert Piper. Mr. Fallon is before the Board for the addition of a Deck on his property on Route 7A. It was noted that Mr. Fallon's property is in the B-R District on Main Street in Copake. Mr. Fallon is before the Board for the modification of a non-conforming structure due to the fact that one side of his house does not meet the side-yard set-back. It was noted that the deck is not on the non-conforming side so there is no increase in the non-conformity.

The Check List was reviewed. The following need to be added to the Site Plan:

- Name of Applicant
- Title of Drawing
- Person Preparing Map
- North Arrow, Scale and Date
- Exterior Dimensions of All Buildings
- Construction Materials
- Location of Well and Septic
- Zoning District (B-R)
- Screening

On a motion made by Mr. Haight and seconded by Mr. Grant the Board voted unanimously to approve the Site Plan for the Michael and Mary Anne Fallon Residence on 232 Route 7A in the Town of Copake subject to the addition of the Name of the Applicant, the Title of Drawing, Person Preparing the Map, the North Arrow, Scale and Date, the Exterior Dimension of All Buildings, Construction Materials, the Location of Well and Septic, Zoning District (B-R) and Screening being added to the Site Plan.

Mr. Haight will stamp the Site Plans when the additions are made.

MINUTES

On a motion made by Ms. Cohen and seconded by Ms. Becker the Board voted to approve the minutes of the December 1, 2016 meeting minutes with Mr. Grant abstaining as he was excused from that meeting.

ADMINISTRATIVE

MONOLITH SOLAR UPDATE: Mr. Haight advised the Board that Monolith Solar renewed their Building Permit and are aware that trees need to be planted and the Kiosk needs to be installed prior to approval. However it was noted that the solar panels are operational. Ms. Cohen noted that Monolith Solar said that they have just completed their internal check.

COREY BROSSEAU: A letter was written to the ZBA advising them that the Planning Board does not wish to be considered the Lead Agency as no Site Plan Review is required at this time for the application of a welding shop on Route 22.

TOWN OF EGREMONT: A Public Notice was received from the Town of Egremont advising us that the application for Kearsarg Solar for a Ground Mounted Solar PV Array on McGee Road was withdrawn from the Egremont Planning Board by engineers Tighe & Bond, Inc. and the Public Hearing was closed.

A Record of Proceedings on an Application for a Special Use Permit was received by the Egremont Planning Board for Jonathan and Amanda Hohman who wish to own and manage a Dog Kennel in an accessory consumer service structure on 93 Hillsdale Road.

ELECTION OF OFFICERS: On a motion made by Ms. Becker and seconded by Mr. Sawchuk the Board voted unanimously to leave the officers of the Board as is.

EXECUTIVE SESSION

On a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to go into Executive Session to discuss the ongoing litigation of Copake Valley Farm.

On a motion made by Mr. Haight and seconded by Ms. Becker the Board voted unanimously to close the Executive Session.

CARRY OVER

The following matters were carried over to the next meeting:

**2016-27 ZBA/SPR – PETER & VIRGINIA CARPANINI/CARP INC. – Lakeview Road
[Taconic Shores]**

ADJOURNMENT

There being no further business, on a motion made by Mr. Grant and seconded by Ms. Cohen, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 8:15 p.m.

Bob Haight, Chair

Please note that all referenced attachments, comprising 2 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

MARTIN GREENBERG

November 10, 2016 Building Permit Application/Denial (1)

MICHAEL & MARYANNE FALLON

December 12, 2016 Building Permit Application (1)