



COPAKE PLANNING BOARD

JULY 7, 2016

MINUTES

DRAFT

Please note that all referenced attachments, comprising 4 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, Jon Urban, Steve Savarese and Ed Sawchuk. Marcia Becker and Julie Cohen were excused. Lisa DeConti was present to record the minutes. Town Attorney Ken Dow and Town Board Liaison Terry Sullivan were also excused.

ZONING BOARD OF APPEALS – Referrals

2016-13 ZBA REFFERAL – SEFKET & KUMRIJA METJAJIC – Hedges Road [Copake]

- Application for Site Plan Review
- Building Permit Application
- ZBA Application
- Elevations & Site Plan
- NYS Building Code for Private Garages and Carports
- Fee for Site Plan

Linda Chernewsky appeared before the Board representing Mr. Metjajic. Mr. Haight asked Ms. Chernewsky why she was appearing before the ZBA. Ms. Chernewsky advised that Mr. Metjajic wants to construct a detached garage five feet (5') off the property instead of the required ten feet (10') and is requesting a right side-yard and rear yard variance. She explained that the raised bed septic system is on one side of the lot and they are trying to navigate around the well, the concrete walkway that runs around three (3) sides of the house and the underground electric.

Ms. Chernewsky made note of the fact that ZBA Member Hilary Thomas asked for clarification regarding County Route 7B and was advised that this is actually Berkshire Road. Ms. Chernewsky revised this on the Site Plan.

Ms. Chernewsky also made note of the fact that ZBA Member Frank Peteroy requested a specific fire-safe siding be used on the garage. Ms. Chernewsky had doubts that the applicant would want

to go to the extra expense of this siding so she submitted the portion of the NYS Code that states that a personal use garage does not have to be fire rated.

Ms. Chernewsky acknowledged that inasmuch as the existing structure is non-conforming she needs to revise the existing front-yard variance along with requesting a five foot (5') right side-yard and front-yard variance.

Mr. Grant suggested referring Town Code 232-8D.(4) to the ZBA which reads: *Accessory buildings shall not be located in front yards; nor within 10 feet of a side or rear property line; and shall not block any window or door of the principal structure.*

A letter will be written to the ZBA advising them that the Planning Board had no issue with this application.

2016-14 ZBA REFFERAL – ALAN CROWLEY – Ivy Street [Copake]

- Application for Site Plan Review
- ZBA Application
- Building Permit Application
- Pictures
- Elevations & Site Plan
- Fee for Site Plan

Linda Chernewsky appeared before the Board representing Alan Crowley. Ms. Chernewsky advised that Mr. Crowley obtained a demolition permit inasmuch as he wants to renovate his home. Ms. Chernewsky acknowledged that the only thing she needs from the ZBA is the front-yard set-back variance. She noted that the structure is pre-existing. Ms. Chernewsky also pointed out that there will be a .64 increase in the lot coverage resulting in a proposed lot coverage of 20.17%.

Ms. Chernewsky advised that the applicant is in the process of installing a three-foot (3') raised bed septic system with a twelve-hundred and fifty (1,250) gallon tank which could accommodate up to four (4) bedrooms should any future owners wish to add a fourth bedroom. Ms. Chernewsky also made note of the fact that the applicant owns four (4) lots that have been combined into one (1) deed.

Mr. Grant questioned whether the non-conformity is being increased in the front-yard inasmuch as a front-yard variance is being requested. Ms. Chernewsky explained that the front-yard will remain as is and explained that the deck is being removed and the renovations will be taking place on the side of the structure.

A letter will be written to the ZBA advising them that the Planning Board has no issue with this application. However Mr. Grant wanted it noted that the septic is being upgraded and a Building Permit should not be issued until Department of Health approval is received.

PUBLIC HEARING

2016-10 MINOR SUBDIVISION – DOUGLAS HAUSEMAN – Off Cove Road [Copake Lake]

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

Being none on a motion made by Mr. Savarese and seconded by Mr. Grant the Board voted unanimously to close the Public Hearing.

SUBDIVISION/SITE PLAN

2016-10 MINOR SUBDIVISION – DOUGLAS HAUSEMAN – Off Cove Road [Copake Lake]

- Revised Survey Map
- Application for Boundary Line Adjustment
- Parts I, II and III of the SEQRA

Mr. Hauseman appeared before the Board and explained that since his last appearance it was discovered that there is a buffer between the road and one of the lots involved in the subdivision. He noted that after review by his attorney and surveyor it was discovered that at one time the road was in this location before being relocated to its present location. Mr. Hauseman submitted a revised survey map. It was noted that the buffer belongs to Cove Property Owners.

Mr. Grant clarified that that Parcel #165.10-1-17.1 is being merged with Parcel #165.10-1-17-2 to create Parcel 2A and the remaining Parcel which will include the twenty foot (20') access to the lake will become Parcel 2B. Mr. Grant questioned whether this will be done simultaneously and was advised that this is being done simultaneously.

Part II of the SEQRA was read. On a motion made by Mr. Savarese and seconded by Mr. Haight the Board voted unanimously to make a Negative Declaration.

Mr. Grant made note of the fact that Parcels 165.10-1-17.1 and 165.10-1-17-2 (Parcel 2A) should be merged simultaneously with Parcel 2B inasmuch as this is what is being approved by the Board. Mr. Haight acknowledged that this is the Map that will be approved and signed so this is what needs to be followed.

On a motion made by Mr. Haight and seconded by Mr. Savarese the Board voted unanimously to approve the Minor Subdivision of Douglas and Jill Hauseman from the map dated June 16, 2016.

MINUTES

On a motion made by Mr. Grant and seconded by Mr. Savarese the Board voted all in favor to approve the minutes of the June 2, 2016 meeting.

ADMINISTRATIVE

ZONING MAP DISCREPENCY: Mr. Haight advised the Board that there is a discrepancy on the Zoning Map dated August 29, 2007. A letter from Engineer Doug Clark acknowledged that the Town map shows a B-R district in Craryville along New York State Route 23 at the intersection with West End Road and County Route 7 with the earlier map showing this district as B-1. In review of their files Mr. Clark acknowledged this to be a typographic error as there is nothing to indicate that this district is anything other than B-1.

COLUZZI RESIDENCE: A letter was received from the Department of Health in reference to soil evaluation that was done on the Chris Coluzzi property. The letter indicated that due to the shallow presence of bedrock the only option for on-site sewage treatment would consist of a four foot (4') raised bed system (sized to accommodate six (6) bedrooms) or a pressurized sand filtration system. The DOH awaits the applicant's plan submission depicting one of these alternative designs for department review.

CARRY OVER

The following matters were carried over to the next meeting:

NONE

ADJOURNMENT

There being no further business, on a motion made by Mr. Savarese and seconded by Mr. Grant, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 7:40 p.m.

Bob Haight, Chair

Please note that all referenced attachments, comprising 4 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

DOUGLAS & JILL HAUSEMAN

July 7, 2016

Short Form SEQRA (4)