

# **Town of Copake Zoning Board of Appeals**

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## **Meeting Minutes of January 25, 2018**

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The meeting of the Zoning Board of Appeals of the Town of Copake was held on January 25, 2018 at the Copake Town Hall, 230 Mountain View Road, Copake, NY.

### **1) Roll call:**

The meeting was called to order at 7:00 PM by Jon Strom, ZBA Chairman. Present were; Frank E. Peteroy, Jeffrey Judd, Michael Diperi, Thomas Goldsworthy, and Mark Miller. Town Board Liaison Stanley Gansowski was present as well.

Town attorney Ken Dow was excused.

Veronique Fabio secretary was present to record the minutes.

### **2) Reading and approval of the minutes:**

~ The approval of the November 16, 2017 minutes was tabled.

*On a motion by Michael Diperi, seconded by Tom Goldsworthy, and all in favor, the December 21, 2017 minutes were approved.*

### **3) Correspondence:**

The following correspondence was acknowledged and reviewed.

12/1 from NY Planning Federation in ref. to training.

12/18 from Chris Knox in ref. to Vargas.

The applicant is still waiting for the written agreement from Jon Urban about installing part of the septic system on the golf course.

12/19 from Ken Dow in reference to December 15, 2016 minutes.

12/22 From Lee Heim in ref. to LED sign for the Copake Fire Dept.

It was determined that an application should be filed with the ZBA for the new sign for the fire house;

232-14 H. "An existing sign that is to be reused for a different business or any other change shall be considered new and require approval."

#### **4) New Applications:**

##### **2018-01 Kevin & Hildy Dier, 129 Birch Hill Rd. Tax map 155.1-64.122**

Area variance for a 10x14 shed in the front yard.

Mr. Dier was here to present his project. He recently bought the house, it does not have a garage or any other storage shed. The best location for a shed is in the front of the property as there is no other flat areas.

~ Tom Goldsworthy asked if other locations were considered, like in the back of the house for example.

~ Mr. Dier responded that excavation, trees removal and drainage would be necessary if the shed is installed anywhere else, the cost would be prohibitive. The location chosen is tucked in a wooded area barely noticeable. The color for the shed will be "avocado" and will blend in the trees. The shed will be installed on stones.

~ Mr. Dier indicated that he just purchase the adjacent lot, however combining the two lot is not yet official. He plans to store a snow blower and tools in the proposed shed.

~ Jon Strom noted that the applicant needs to provide a survey showing the exact proposed location for the shed from the side property line. There is no issue with the front line as the shed will be 101 feet away from it.

~ *Jon Strom asked for a motion to accept the application for public hearing next month. Michael Diperi made the motion, Jeffrey Judd seconded, all agreed.*

**5) Public Hearing:**

None

**Internal Business:**

It was noted that mandatory training for 2017 is still due from two members.

*On a motion by Michael Diperi, seconded by Tom Goldsworthy and agreed upon by all members, the meeting was adjourned at 7:25.*

Respectfully submitted.  
Veronique Fabio.

Next meeting February 22, 2018