

**Town of Copake
Zoning Board of Appeals**

DRAFT

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Meeting Minutes of April 26, 2018
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The meeting of the Zoning Board of Appeals of the Town of Copake was held on April 26, 2018 at the Copake Town Hall, 230 Mountain View Road, Copake, NY.

1) Roll call:

The meeting was called to order at 7:03 PM by Jon Strom ZBA Chairman.

Present were; Frank E. Peteroy and Thomas Goldsworthy.

Town Board Liaison; Stanley Gansowski and Chairman of the Planning Board; Bob Haight were present.

Town attorney Ken Dow as well as Mark Miller, Jeffrey Judd and Michael Diperi were excused.

Veronique Fabio was present to record the minutes.

2) Reading and approval of the minutes:

~ On a motion by Frank Peteroy, seconded by Tom Goldsworthy, the February 22nd, 2018 minutes, were accepted following some minor corrections required by Tom Goldsworthy.

~ The March 22nd, 2018 minutes were also approved on the motion by Jon Strom, seconded by Tom Goldsworthy.

3) Correspondence:

The following correspondence was acknowledged and reviewed.

4-13 from Jeff Nayer, letter to waive the ZBA fee for the Fire Department.

4-18 from Planning Board copy of the April minutes pertaining to Camp Pontiac.
4-24 from Ken Dow correction to the February 22nd 2018 minutes.
4-26 from Barbara & Steve Smith in ref. to GRJH.

4) New Applications:

There is no new application this month.

5) Public Hearing:

1) 2018-02 Michael Etra & Camp Pontiac, 2044 County Road 7 Tax Map 186.-2-38-100.

The public hearing on this application was opened last month on March 22nd.

Represented by Evan Young of Crawford & Associates.

Frank Peteroy recused himself.

~ Bob Haight noted that the Planning Board was forwarding the application to the County Planning Board for review. Copake planning Board has to wait for the County's recommendation and the ZBA decision before final approval.

~ Evan Young went through the letter sent March 29th, offering additional information pertaining to section 232-20. He also presented a new more detailed plan of the project.

~ Evan Young indicated that the number of bedrooms on the owner's accessory dwelling # 2 was reduces to 2 bedrooms, with a square footage of 1152sq. feet. Building #2 with no basement will have a livingroom, a dining room, a kitchen and a bathroom.

Building #4, seasonal residence with 1 single bedroom will have 600sq. feet.

~ Jon Strom asked a question regarding the sentence under H: "*Accessory units shall be subject to annual inspections to ensure that continued use is in conformance with regulations.*"

The building inspector will have to monitor the use of the units annually.

~ Tom Goldsworthy noted that in the code only one accessory dwelling is allowed where a single-family residence is permitted.

~ Evan Young argued that this is a camp site, a different setting all together and it does not fall into the single-family residence type.

~ Tom Agreed and noted that the lot is huge and the site is operated as a business not a residential site.

~ Jon Strom noted that there are no regulations for camps in the present code.

A special use permit and a variance for the number of bedrooms will be necessary.

~ Evan Young will bring more detailed plans showing the number of bedrooms in the owner occupied dwellings.

The board does not have a quorum tonight, the vote on this application is differed until May24.

6: Closed Public Hearing.

No closed hearing

7: Internal Business.

~ Jon Strom talked about the new zoning town code being worked on and ready now for everyone to read and comment on. Feedback is appreciated.

Stanley Gansowski said that there will be an informal meeting on Saturday May 5 at 9AM.

On a motion by Jon Strom, seconded by Thomas Goldsworthy and agreed upon by all members, the meeting was adjourned at 7:30.

Respectfully submitted.
Veronique Fabio.