

Town of Copake Zoning Board of Appeals

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Meeting Minutes of August 30, 2018

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The meeting of the Zoning Board of Appeals of the Town of Copake was held on August 30, 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 and Thomas Goldsworthy.

Town attorney Ken Dow was present.

Mark Miller was absent.

Veronique Fabio recorded the minutes.

~ Chairman Jon Strom announced the meetings dates change;
ZBA meeting will take place in **November on the 15th** and in **December the 20th**.

2) Reading and approval of the minutes:

The approval of the June 28 minutes was put on hold until the next meeting as another revision is needed to add Frank Peteroy's memo.

3) Correspondence:

The following correspondence was acknowledged.

6-30.18 Memo from Frank Peteroy in ref. to 2018-06 123 Golf Course Rd.

8-7-18 FOIL request from Jamie Carano in ref. to GRJH

8-8-18 FOIL request from Steve Smith in ref. to GRJH
8-24 Letter from Smith in ref. to GRJH

4) New Applications:

1) 2018-08 Louis & Patricia Johnsons, 258 Birch Hill Rd. 155.18-1-46

Area Variance for a 10 x 16 garden shed.

Mr. & Mrs. Johnsons came to the table and presented their project.

They bought a shed for additional storage as they do not have a garage or a basement for that purpose. There is already a 12'x12' shed in the back yard on their property therefor a variance is needed for a second shed. It will be located in the rear yard 20' from the rear property line and approximately 40' from the left side yard line.

~ Jeffrey Judd questioned the need for another shed.

~ Mr. Johnsons explained that they have absolutely no storage option in their house.

He stores his land mower and tools in the first shed, the second one will be used for household items.

~ 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.

2) 2018-09 H. & J. Nachbar/Harrold, 101 Golf Course Rd. 165.5-1-1

Represented by L. Chernewsky. Renovation of an existing home.

Right side yard variance.

Relief from 232.11 D development within 100' of a water body.

Relief from 232-20 B, a, 2 modification of a non- conforming structure

Linda Chernewsky presented the project of Janet and Hillary. They would like to extend the existing house and add a loft and a deck. There will not be any changes of distance to the front of the property line. The lot coverage will be down .01%. The proposed distance of the house to Copake Lake will be reduced from 74'-8" to 65'-10". The proposed height is 25'-6".

Linda will give the ZBA the inspection letter from the engineer for the septic.

~ Frank Peteroy noted that the County Planning Board might need to review this application as it appears it is located within 500' of the Taghanic town line. He also indicated that the Location Sketch was wrong and will have to be corrected.

Variations needed as per the building inspector are as follow;
Relief from 232-11 D 2 development within 100' of Copake Lake.
Linda Chernewsky included in her application a right side variance.

After consultation of the new Copake Code, it was determined that relief from 232-11 D 2, work within 100'' of a body of water is needed as well as 232-20 B a 2, alteration of a non-conforming structure.

~ 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

6: Closed Public Hearing.

2018-06 Vargas/Machado, 123 Golf Course Rd. Tax Map 165.5-1-6 & 165.5-1-18

Side yard setbacks for new house construction.

Christopher Knox of Crawford & Associates as well as attorney Lawrence Howard were present.

The ZBA was waiting for an answer from the County Planning concerning the project. A letter dated July 18, 2018 from CCPB was received and forwarded to the Christopher Knox at Crawford & Associates.

The ZBA can now proceed and vote on the following variances;

A 10' variance for the left side yard, a 26' variance for the front yard, and a 25' variance for the back yard.

Vote: Frank Peteroy; YES Jeffrey Judd; NO Jon Strom; YES
Michael Diperi; YES Thomas Goldsworthy; NO

Variations are granted.

On a motion by Jon Strom, seconded by Thomas Goldsworthy and agreed upon by all members, the meeting was adjourned at 7:45.

Respectfully submitted.
Veronique Fabio.