

MEMO

April 2012

Golf Course Road Application - J. Urban, January 2012

Frank E. Peteroy, Chair, ZBA, Town of Copake, N Y

Application:

Area variance for relocation & reconfiguration of entrance to Golf Course Road entry, north/east, & installation of a sewer main under creek/stream bed.

Property:

Zone R2, 30K sf, @ Copake Lake, Lakeview Rd & Golf Course Road. 2 lots, # 6 & 7, lot size 1.013 & 0.977 ac, respectively.

Generally wooded, & sloping, with some frontage on the lake . Golf Course Road is a private, graded, dirt road, with good drainage. There are undisclosed property easements, & it [roadway] is shared by 3 Home Owner Associations. Presently, road has 2 entry points. Approximately 3 dozen abutters have been notified of this pending application, because of the unique 4,500 ft shared roadway.

For this application, the existing sewage disposal is to be utilized. It is comprised of 2 raised bed sand filtration systems, served by an engineered force main loop. This is one of two HOA SDS. It supports 11 homes & one business with room for expansion. System is about 25 years old, approved by CC Board of Health, etc., & effluent lines, existing, within 25/30 to 50 ft of the shoreline. Ref: North Shore Cluster Plan, A. Huehnel, LLS, 17Nov88.

Road:

Survey by Plass, R&N, LLS, dtd 8 Apr '12, indicates the proposed roadway relocated northerly. A right of way of 50 ft is scaled, but not delineated as such on the Survey. The main road axis is north / south from entry at Lakeview Road.

The entry/exit is properly perpendicular with Lakeview Road for 35 ft. The P. J. Pendergast, PE, Dwg 1, rev 3/18/12, road profile, shows road grade angles of 3 & 10% , & are in compliance with Sec 232-9, Q, [2][4]. Q[5], sight distance shall be certified at this stage & speed limit determined to suit the sight line conditions attainable.

Road bed is in compliance with DOT & Town specs.

This property is at the 42ND degree latitude. The winter sun angle on the horizon at about 22 degrees. The new road slopes down & away from south to north, causing the roadbed to be in shade most of the time. The road cut has banks from 0-3ft to about 12ft on either side. Ref: road profile, dwg 1. Proper landscaping is required. Recommend the roadbed width be enlarged from 18ft to 20 / 22 ft, for winter service. The road can be presumed not to benefit from any

direct sunlight for meltoff. Some photovoltaic lighting may also help. New driveway signs would be required on either side of intersection.

Sewage Disposal:

Copake Lake outfall tributary is not a regulated stream pursuant to Article 15, Protection of Waters, but it is subject to Water Quality Certification. The DEC has waived this requirement with conditions, deeming the effect insignificant. Ltr dtd March 22, 2012, DEC.

Recommended Standards Waste Water Facilities, 2004 Ed., is irrelevant. The 'Forward' intro indicates larger municipal level work, & content refers to 8 to 42 inch diameter pipe. Small systems are specifically not included.

It appears from CCC stream mapping that the outfall does not affect the water source for the City of Hudson, but eventually does reach the Hudson River to the west.

Golf Course Road is unique, to the east it is residential, to the west, at a higher elevation, it is a golf course, with clubhouse/restaurant. This HOA has an existing system with capacity for expansion.

It is proposed, that in lieu of 2 dedicated raised bed systems, that the new lots be connected to the existing service, essentially an extension of a proven system. [a special use permit may be required per Sec 232-4C.(4) ??context]

Lots 6 & 7 are 44,1226 & 42,558 square feet, respectively.

Individual systems would be raised bed sand, & would cover about 5,000sf each of the land. This would result to more than a 10% clearcutting of the wooded area, & disturbance of the natural habitat that has existed for centuries, in addition to being an unsightly deformation of the topography.

This HOA sewage system was put into service about 25 years ago. It is maintained by the Golf Course Rd Owner. A 'composite' plan, [A. Huehnel survey as background with sewage line diagram overlay, titled 'North Shore Cluster Plan', *special design*, rev 17Nov88, with presumed engineering by C. Barrows, PE], indicates effluent lines within 25/30 to 50 feet of shoreline. The system was approved by agencies at the time. A composite plan of this type is unique in the professional circles.

Columbia County Board of Health, Ltr dtd 3 February 2012, requires re-submission after the DEC approves the stream crossing permit, & the system capacity verification.,

NYS DEC, ltr dtd March 22, 2012, will permit the activity provided certain conditions are met, pages 1 & 2. It also notes that the system is 25 years old, & requires performance testing by 30 Apr 12.

Please note, that should the Copake Zoning Board of Appeals, elect to approve this application, that it does not suggest, infer, imply, enjoin, or assume any responsibility, by the Town of Copake, to the maintenance, replacement of any components and/or performance of the system, now or in the future.

Any & all conditions, by the addition of the two or more homes, or changes to the Golf Club facilities, are the complete responsibility of the present & future owners.

We consider this a private system forever.

The US Army Corps of Engineers, ltr dtd 30 March 2012, will permit the work with conditions under Permit # 12. It requires approval & permits from all other agencies as well.

We recommend that two monitoring wells be placed west of the stream crossing on either side, at a location & depth to be determined by the Engineer of Record, in the event of a pipe rupture. We agree that the hard or soft placement will be field decision by the Engineer of Record.

I would recommend approval of this application with conditions noted & subject to the receipt of all county, state & federal approvals.

