

Copake Hamlet Revitalization Task Force

Minutes

Wednesday March 8, 2017 7pm

- Present: Roberta Roll, Tom Goldsworthy, Peter Kelly, Jenn Redman, Andy Fisher (by phone), Jeanne Mettler - Town Board Liaison.
- Guest: Bob Haight- Chair, Copake Planning Board and LURC
- Absent: Lenny Barham

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- Bob Haight reviewed the current and proposed zoning changes in Copake and the group discussed in length the various proposed changes to the hamlet zoning. The question was asked what the next steps were in the approval of the new zoning regulations. Bob listed the below steps.

1. Public Hearings - 1 or 2 depending on the interest from residents
2. Review by the town lawyer
3. Review by the Columbia County planner
4. Town Board approval
5. Final- goes to print and a date of implementation is put in place

The discussion of the proposed zoning changes for the Hamlet and Hamlet Business District were further discussed, including the potential ramifications of loosening up the zoning requirements along Main St. to Farm Rd. and along Church St. The current county requirements of the setbacks along with distance between well and septic makes development harder even with the reduced required lot size. It was agreed that $\frac{1}{4}$ acre was too small of a lot to meet both county requirements and the goal of maintaining rural character, and a $\frac{1}{2}$ acre was more acceptable. We eventually arrived at an agreement that the currently proposed lot size for Hamlet Business: 1 acre basic conservation and $\frac{1}{2}$ acre w/ enhanced conservation, is a good proposal. We discussed Hamlet district proposal of 2 acre / $\frac{3}{4}$ acre, and still have questions. We also revised our recommendation of how far the Hamlet Business district should be extended, recommending that we extend the Business district down Main St. to Taconic St. and down Church St. to the intersection of 7 and 7A. This change was made with the idea of preserving the historic houses along Main St.

The desire for elderly housing and more dense housing were also discussed, as well as the lack of land within the Hamlet for this purpose. The Waubeeka campground on Farm Road will be a potential development site for housing, although (since 1972) a parcel can only be broken up 4 times before a portion of the land must go into conservation. This could protect a parcel from

being broken up into many small parcels. In the new zoning there will be a 20 year "look back" at all subdivision applications.

The discussion of what types of businesses will be allowed in the Hamlet Business, Hamlet and Highway Commercial Zoning districts was discussed.

Bob Haight said that much thought was put into how Hamlet zoning changes could protect the existing structures in the area, and the Task Force agreed this is an important factor to consider.

We also asked Bob to have the LURC include a definition for "Hostel."

- **Columbia County DOT Meeting March 15th,2017**

There will be a meeting with Dean Knox of Columbia County DOT to discuss the timeline of the Copake Hamlet Streetscape improvements. Roberta had previously asked members of Task force to attend - Andy and Tom will attend. Jeanne will be there as well.

- **Copake Day**

Roberta offered some thoughts on the Copake Business day. A date has been chosen, but there is a lot of work to be done. Some business owners will be involved in organization, including Christy Frank from Wine Works, but members of the Task Force will need to be involved if the event is going to happen this year. When the proposed business alliance is up and running, those members would be able to organize future events. Members of the Task Force should touch base with the various business owners; more about this will be discussed at the next meeting.

- **Next meeting is scheduled for March 22,2017 at 7:00PM**

Respectfully submitted,

Peter Kelly