

## **Minutes from Copake Revitalization Task Force Wednesday, June 8, 2016**

Present: Peter Kelly, Chris Quinby, Roberta Roll, Jenn Redman by phone  
Jeanne Mettler - Board liaison

1. **Approved minutes** from May 11th and 25th, 2016.

2. We discussed streamlining the meetings and making them shorter. We will limit the meetings to 1 1/2 hours and give more emphasis to the work that members do on their tasks in between meetings.

3. Rus Davis has resigned from the Task Force.

### **4. LURC recommendations**

Roberta had a conversation with Nan Stolzenberg. Nan agrees that 2 acres in the HB district is probably too large. She recommends that the business district be enlarged, especially if the lots are to remain large. Roberta asked how we could build more flexibility into the law. Even if lot size goes to 1 acre, we could make it possible for some business owners to have smaller lots if they are able to go before the Planning Board and provide a "yield plan" - proving that they could meet all the requirements for setbacks, run-off, etc. This way we can build flexibility into planning process instead of applying for a variance.

She also recommended that we raise the impervious surface requirement. It is now 50%, but we could go up to 60-75% in the hamlet, making it possible to cover more of a lot.

We could also add a floor area to open space ratio, e.g. 75% floor space to 25% open space. Question: Do we limit square footage?

She said that we could probably go to 1/2 acre without water and sewer in the HB.

1/2 acre is 20,000 sq. ft.

1/4 acre could be accommodated if we had water/sewer.

She had to end the call but said she would be willing to discuss this more.

Other questions to discuss:

Lot size - limiting lot size prevents large "box stores" from coming in.

Setbacks - are they too long, too short?

Is there a Residential Business district?

Signage and lighting

5. **Water Study follow-up.** Roberta will work on this.

6. **Grants/CFA.** Peter is working on this and will give us a list of grants he thinks we might qualify for and benefit from. We still need income survey. Jenn will follow up. The Waterway designation has passed both houses. It covers the Bash Bish and the Roe Jan Kill. The governor will sign them later in the summer.

7. **Grange Film Series.** Chris reported that David Valentino will install the screen; the other equipment is set up. Maybe by the end of June we will be ready to proceed. We will need to find out about the licensing fees again from John Pollok. Lenny will find out about how the Chatham Film Club does their films.

8. **Business Day.** Roberta will reach out to Yenai and Christy about organizing and ideas. We will ask if the Rapid Care Center would like to participate. Chris will also ask Gary if he wants help with the opening of the tavern.

9. **Rapid Care Center.** Opens June 13, ribbon cutting on June 27. John Pollok told Roberta that CMH interested in having a pharmacy in town. Roberta will talk to Yenai.

10. **Public Spaces.** Roberta reported that the green between Brad Peck and First Niagara belongs to the town. Originally it was thought to belong to the town; however, five years ago, the manager of the bank told Roberta that it belonged to them. Now, the bank has said it belongs to the town - this has been confirmed by a survey. Perhaps this land can be developed as a little pocket park. Picnic tables, plantings, art events, etc.

11. **Bike Copake.** Hillsdale and Ancram will join Copake in sponsoring the Roe Jan Ramble bike event again this year - Sept. 24.

Meeting was adjourned at 8:40pm.

Respectfully submitted,

Roberta Roll