

Copake Hamlet Revitalization Task Force 10/10/12

Attendees: Roberta Roll, Jeanne Mettler, Rus Davis, Jerry Kraus, Nancy Schultz, John Pollok

Guest: Tom Carty, Chair of Hillsdale Comprehensive Plan Steering Committee

1. Tom Carty presentation:

Organizational Structure

Tom oversees Hillsdale's committees responsible for implementing the comprehensive plan: Committees include Affordable Housing, Historic Preservation, Green Solutions, Hamlet Committee, Natural Resources. They are responsible for proposing changes to the zoning law.

Developing the Hamlet Plan

The first project was the Hamlet Plan, which required board approval and was added to the comprehensive plan as an appendix. Tom is the grant coordinator. It took them months to develop their RFP which they shared with our task force (dropbox). They hired 'Project for Public Spaces' who organized a number of workshops. The Hamlet Committee needed to raise \$65,000 for the plan. They received \$10,000 from the Hudson River Greenway, \$14,000 from the town and they needed to raise the rest. Having a plan really helps you with your grant writing for implementation projects. The Hudson River Greenway grant is a great reference supporter.

Their first project was the campaign to improve the hamlet playground.

General observations:

The Hamlet Committee must get residents on their side.

The board should be much stronger on economic development and make the people more comfortable to take economic risks. They did not work with Ken Flood's county office of economic development.

It is critical to have a good infrastructure in the hamlet. They did a hamlet sewer system in 2009-2010. Phase 1 is running at 40% capacity. Homeowners find linking to the sewer to be somewhat expensive. Tom can get us more information on how the sewer got started. The state gave the money and insisted it be done

The historic district is a great selling point for real estate agents. The designation allows residents and business owners to get tax credits on state and federal taxes up to 20% of the cost of renovations. It is funded through a NY Preservation grant (not a state agency) and another from a preservation society which provides grants for individual homeowners. Matching funds are raised through house tours, the flea market and private donors (many with NYC addresses).

Nothing is happening yet on affordable housing.

Copake & Hillsdale should work together on economic development.

Other potential funders for Copake: Greenway, Reinstrom, Berkshire Taconic.

(Resume private Task Force deliberations)

2. Making it easier to do business - we should establish a brochure that shows how to set up a business in Copake

- We should talk to the Planning Board, ZBA and Land Use committees
- We should talk to the business people in town
- Roberta & Rus will put together a list of businesses in the hamlet
- Rapid Care Center – Jim LaPenn is on the Board of Columbia Memorial Hospital. He will set up a meeting for us with the new Chair after December. We need to create a business case providing information about the population, geographic area, state highways, etc.
- John will be the team lead

3. Senior Living Facility

- Nancy will interview the Executive Director of The Fountains at Millbrook, a Watermark Community.

4. Other thoughts:

Should we close the southern entrance to Copake, or at least try to attract people to come through the northern entrance?

Should we consider recreation opportunities in the old Roe Jan School, e.g. indoor tennis courts and a skating rink?

Camp Hill Village has an endowment of \$100 MM. Can they expand the bakery into the Hamlet?

Next meeting: Wed Oct 24, 7 PM, Town Hall.