

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

There will be no meeting on Sept 26 due to the extra meeting scheduled for Sept 29.

Aug 22 minutes were approved. (Rus, John, all)

(Gray text is pertinent information from a prior meeting)

New Businesses

We will try to meet with Ken & Kevin from Passiflora and the Village Scoop on September 29 at 9 AM at the Crossroads.

They would have liked the steps to take starting a business to be written down. This is a complex task because every situation is different. Can the planning board help? Should there be a permanent committee to advise businesses?

Existing Businesses

See inventory of existing assets discussion below.

Talk to Copake Hamlet businesses as a committee, in a non-threatening way, one or two businesses at a time.

Potential questions:

- Why did you choose Copake?
- What's the best thing about doing business in Copake?
- What's the most difficult thing about doing business here?
- What do you envision for your business in 5 years?
- What do they need to grow their business?
- How could the town help you grow your business?
- What impact has the town government had on your business, positive or negative?

Appearance of the Hamlet

No additional discussion

We need to be cautious approaching businesses and homeowners in the town to improve the appearance of their buildings. Ask their needs first, try to find ways to help, ask the Code Enforcement Officer to identify violations without issuing official sanctions, and only in very serious cases when all other options have failed invoke the authority of the local ordinances.

Hamlet Plan

We will try to meet with the Hillsdale Hamlet Committee on Sat. Sept. 29 at The Crossroads after our meeting with Ken and Kevin.

The plan will enable people to have a vested interest in improving the hamlet.

We should speak to the leaders of the Hillsdale Hamlet Plan soon (Sept 26?)

All committee members should review the Hillsdale Hamlet Plan first. It is available at this link:
<http://www.scribd.com/doc/37454760/Final-Hillsdale-Report-08-06-10>

This is a very large file so I will not put it in the DropBox. If you scroll down the right hand column you can select from the table of contents. You can also click on the '+' to make it bigger.

We need to make a list of questions to ask the Hillsdale Hamlet people.

Other

Fact Gathering

John's casual inquires with business owners indicated that there is a perception Copake is a hard place to do business in part because the Planning Board and ZBA are perceived accurately or not, to be difficult to work with.

We should use the surveys conducted by the Comprehensive Plan committee as our starting point rather than revisiting feedback already incorporated into the Comprehensive Plan.

We will meet with the CEAB on Tues. Sept 18 at their meeting at the Town Hall at 8 PM. We will review each other's missions and discuss how we can work together.

We could invite town business people to meet with us.

We could take a walking tour of Taconic Shores and the hamlet center.

We could meet with the Land Use Review Committee.

We want to focus on fact gathering and information gathering for now before we take up the action items in the Comprehensive Plan.

We need to determine how we will work with the CEAB and ATC. We should also dialog with Copake Community Service Inc. to determine how we can leverage both missions.

We need to learn what turned some other towns around.

- Talk to Charles
- Millerton
- Hudson

Inventory of Assets and Skills

We should implement the recommendation in the Comprehensive Plan to develop an inventory of assets and skills in the area or available to the area. The inventory should include:

- Current businesses
- Buildings
- Infrastructure
- A skills bank of people who could help us advance the mission of this task force, including people to help raise funds for private and public projects and have knowledge to help us advance our projects.

Charles has a list started and Roberta will put it in the dropbox for us to refine.

Anchor Business(es)

Performing Arts Venue - Rus discussed the plan Copake Community Service Inc. would like to pursue to develop a high quality, year round performing arts venue in the Great Field near the hamlet center. (Theater, educational, art gallery, alignment with Taconic Hills School)

Urgent Care Center – John discussed the benefits of having an Urgent Care Center in the hamlet.

Senior Independent Living facility – Nancy introduced the idea of encouraging a for profit senior independent living organization, like The Fountains in Millbrook, to establish a facility in Copake. The Fountains is owned by Watermark Communities (www.watermarkcommunities.com).

The ‘Greening of Copake’ – take advantage of opportunities to make our development of new assets as energy efficient as possible without limiting development opportunities.

Determine which opportunities can be advanced by not-for-profit entities and for-profit entities and which opportunities must be advanced by the task force, e.g. sewer, water, parking, etc.

We need an anchor business to justify the upgrade of the infrastructure and patronize our businesses weekdays year round.

- Sporting goods with Guido’s model
- Cabellas
- Insurance operations center

We need to establish criteria for determining the best anchor business alternative(s), e.g. number and quality of jobs, will the businesses benefit during their slow periods (weekdays, after summer, etc., will they attract other businesses?

Defining the Hamlet

The task force agreed on the roads that would become the boundaries for the ‘statistical hamlet area’. Since we must use the census blocks within these roads to calculate information from the census we are missing the houses and businesses on the opposite side of the boundary roads. Therefore the ‘actual hamlet area’ will include the houses and businesses adjacent to the ‘statistical hamlet area’.

The census maps have been put in the DropBox. The task force needs to determine which census blocks should be used to calculate census data for the hamlet for the purpose of grant applications, etc. We should also recommend that the town board request that the hamlet be defined as a ‘census place’.

Comprehensive Plan Committee and Town Board

They met on 9/11 and started to prioritize items on the Comprehensive Plan and discuss who should be doing it. Some tasks will be assigned to the Hamlet Revitalization Task Force.

Grants

Rus asked Nancy to consider attending some upcoming Berkshire Taconic Foundation grant workshops. The CCS will underwrite the registrations fees.

Adjourn the meeting (Rus, Jerry, all)

Action Items

Jerry will schedule our meeting with Ken & Kevin from Passiflora (Sept 29, 9 AM?)

Roberta will schedule our meeting with the Hillsdale Hamlet Committee (Sept 29, 10 AM?)

Roberta will schedule our meeting with the CEAB (Sept 18, Town Hall, 8 PM, confirmed)

Roberta will get the list of assets and skills from Charles and put them in the dropbox.

Rus will discuss the Performing Arts Center further with the CCS.

Nancy will make a preliminary inquiry about Senior Independent Living opportunities.

John will contact Columbia Greene Hospital about siting an Urgent Care Center in Copake hamlet.

Nancy will make a list of the census blocks that fall within the identified boundary roads.

Rus will provide Nancy with the information on the Berkshire Taconic grant workshops.