

DRAFT ENVIRONMENTAL IMPACT STATEMENT

**UPPER RHODA POND BOARDING  
HOUSE**

2103 COUNTY ROUTE 7,  
COPAKE, NEW YORK

**Lead Agency:** Zoning Board of Appeals  
Town of Copake  
Copake Town Hall  
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**Date of Acceptance by Lead Agency:** \_\_\_\_\_

**Deadline for Written Comments:** \_\_\_\_\_

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1. The rental of multiple properties simultaneously, especially to a large group or related groups occupying multiple houses.	13
2. The lack of supervision of renters, due to the fact that the owners or their agents do not reside at the property.	15
3. The number of potential occupants at each location.	16
4. Increase in vehicular traffic – including buses – and unsafe vehicular operation.	16
5. The very short-term nature of the rentals, causing rapid turnover of occupants, in comparison with seasonal or longer-term rentals.	17
6. The lack of respect for neighborhood and its residents resulting from the lack of community connection of transients.	18
7. Misuse of Rhoda Pond, including littering and unsafe activities.	19
8. The propensity to be rented to groups such as college students or wedding parties, which have an obvious propensity to carry on loud and disruptive party activities in comparison to the rental of a house to a mixed-age family unit.	20
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## **List of Exhibits**

- Exhibit A - Town of Copake Zoning Map
- Exhibit B - Photograph of Camp Mahican
- Exhibit C - Images from Google Maps of the KOA  
Campground
- Exhibit D - Images from Google Maps of Camp Pontiac
- Exhibit E - January 15, 2016 Traffic Impact Study