

DRAFT ENVIRONMENTAL IMPACT STATEMENT

**UPPER RHODA POND BOARDING
HOUSE**

22 HOWARD DRIVE,
COPAKE, NEW YORK

Lead Agency: Zoning Board of Appeals
Town of Copake
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Date of Acceptance by Lead Agency: _____

Deadline for Written Comments: _____

Table of Contents

	<u>Page</u>
EXECUTIVE SUMMARY	1
SECTION 1.0 – PROJECT DESCRIPTION, PURPOSE, PUBLIC NEED AND BENEFITS	2
1.1 Description of the Proposed Action	2
1.2 Purpose of the Proposed Action	4
1.3 Public Need for the Proposed Action	4
1.4 Benefits of the Proposed Action	6
SECTION 2.0 – ENVIRONMENTAL SETTING OF THE SURROUNDING AREA	9
2.1 Description of Environmental Setting	9
2.2 Traffic Patterns	12
SECTION 3.0 – POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS	13
1. The rental of multiple properties simultaneously, especially to a large group or related groups occupying multiple houses.	14
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.	17
5. The very short-term nature of the rentals, causing rapid turnover of occupants, in comparison with seasonal or longer-term rentals.	18
6. The lack of respect for neighborhood and its residents resulting from the lack of community connection of transients.	19
7. Misuse of Rhoda Pond, including littering and unsafe activities.	20
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.	21
SECTION 4.0 – MITIGATING MEASURES	22
SECTION 5.0 – REASONABLE ALTERNATIVES	25
5.1 Alternative Locations	26
5.2 Alternative Use of the Site	26
5.3 Alternative Scale/Magnitude	26
5.4 Alternative Timing	27

5.5 No-Action Alternative	27
SECTION 6.0 – CONCLUSION	27

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