



**COPAKE PLANNING BOARD**  
**JULY 5, 2012**  
**MINUTES**

**Approved**  
**September 6, 2012**

---

**Please note that all referenced attachments, comprising 6 pages, are on file with the Copake Town Clerk and in the Planning Board office. An annotated listing of those attachments appears at the end of this document.**

---

A regular meeting of the Copake Planning Board was called to order at 7:00 p.m. by Marcia Becker, Chair. Also present were Gray Davis, Chris Grant, Bob Haight and Steve Savarese. George Filipovits and Jon Urban were excused. Lisa DeConti was present to record the minutes.

**ZONING BOARD OF APPEALS – Referrals**

None

**PUBLIC HEARING**

None

**SUBDIVISION/SITE PLAN**

**2012 - 19      SITE PLAN REVIEW – CHARLOTTE & ALBERT BERZ – Deer Track Lane**

Charlotte Berz presented the Board with the final map of her property. She advised the Board that Lots 19 and 20 belong to her and her husband and Lot 18 belongs to her daughter. Mrs. Berz explained that she will be giving part of Lot 19 to her daughter and combining the remainder of Lot 19 with Lot 20. Mrs. Berz clarified that the final size of Lot 18 will be .922 acres and the final size of Lot 20 will be 1.39 acres.

Ms. Becker requested that Mrs. Berz make the notations on three (3) copies of the maps and initial the changes. Ms. Becker questioned whether the Zoning District appeared on the map and requested that Mrs. Berz make these notations as well. It was clarified that the Berz property was in the two (2) acre R-1 Zoning District.

Surveyor Dan Russell advised the Board that the maps might not be accepted by the County Clerk unless the corrections were made by a licensed surveyor. Mr. Davis agreed noting that these are legal documents and need to be revised by the surveyor that stamped the previous maps. Ms. Becker acknowledged that the maps presented by Mrs. Berz would be accepted as a preliminary sketch so that a Public Hearing can be scheduled. Mrs. Berz will have new maps revised with the correct lot sizes and Zoning District on them.

Ms. Becker asked if there were any deed restrictions or covenants on the property. Mrs. Berz presented the Board with copies of the deeds for each Lot.

On a motion made by Mr. Savarese and seconded by Mr. Grant the Board voted unanimously to accept the Berz maps as a Preliminary Sketch and schedule a Public Hearing for next month.

Mrs. Berz was given a SEQR to fill out and presented the Board with the Fifty Dollar (\$50.00) Application Fee.

## **2012 -18      BOUNDARY LINE ADJUSTMENT – DRINDA POST – County Route 7**

Dan Russell appeared before the Board representing Drinda Post. Ms. Becker acknowledged receipt of the Letter of Agency, the application, the first part of the SEQR and the revised maps. Mr. Russell explained that Ms. Post wishes to take two parcels and realign their boundaries. Mr. Russell went on to explain that the process they were proposing would make the non-conforming lot more non-conforming so they are now proposing to adjust the property line using a portion of a fifty (50) acre parcel also owned by Ms. Post to make one parcel four point eleven (4.11) acres and the other parcel three (3) acres.

Ms. Becker questioned whether there were any deed restrictions. Mr. Russell advised that there were none. Mr. Haight questioned whether the parcel would be land-locked. He was advised that this was not the case. Mr. Grant questioned whether the lot width was correct for the zoning district the property was in or whether a variance was needed. After discussion it was decided that this was not an issue and no variance would be needed.

On a motion made by Mr. Savarese and seconded by Mr. Grant the Board voted unanimously to accept the Subdivision map for Drinda Post from a survey by Dan Russell dated June 4, 2012 as a Preliminary Sketch and schedule a Public Hearing for next month.

## **MINUTES**

Ms. Becker asked if there were any changes or corrections to the June minutes. Being none on a motion made by Mr. Savarese and seconded by Mr. Haight the Board voted unanimously to accept the minutes of June 7, 2012.

## **ADMINISTRATIVE**

**ISLAND OF COPAKE LAKE SEWERAGE GROUP:** Ms. Becker advised the Board that she has not received any feed-back from engineer Doug Clark regarding the Crawford letter.

**SALVATORE CASCINO:** Ms. Becker advised the Board that there are three (3) Cascino documents that need to be entered into the record. Ms. Becker acknowledged that Mr. Cascino applied for some building permits which were referred by the Building Inspector to the Planning Board inasmuch as we are trying to keep informed on what transpires with Mr. Cascino. Mr. Davis questioned whether Mr. Cascino was allowed to do anything on his property inasmuch as there were violations against him. Ms. Becker acknowledged that there were some rulings to that effect. Mr. Davis made note of the fact that there is a pole barn being erected on Mr. Cascino's property. Ms. Becker advised that there has been a Stop Work Order issued for that building but she does not have this on paper as she just heard about it. Ms. Becker also acknowledged that Mr. Cascino applied for a stay against the decision that was made in the Town's favor but this has been denied. Ms. Becker also made note of the fact that Mr. Cascino was informed that the bridge he built in violation of the Clean Water Act needs to be removed. Mr. Davis questioned why Mr. Cascino is not made to conform to the violations he has made. Ms. Becker advised that this is in the hands of the State, the County and the Feds and they have not been able to stop him either. Ms. Becker suggested documenting any violations that are seen and sending them to the Town Supervisor and Code Enforcement Officer.

**CODE ENFORCEMENT OFFICER:** Ms. Becker informed the Board that Ed Ferratto is the new Code Enforcement Officer.

**MARCH MINUTES:** Ms. Becker advised the Board that Mr. Davis approved the March minutes that were approved at the last meeting subject to his approval.

**SLOAN ARCHITECTS LETTER:** Ms. Becker advised the Board that there is a contract dispute between Sloan Architects and Camphill Village and everything is stopped at this time.

**ZIGLER:** Mr. Davis made note of the fact that there is debris, stone and dirt on the Zigler property that is falling into the lake. Ms. Becker advised him that a complaint should be filed. Mr. Davis will send an e-mail. Mr. Grant pointed out that the house appears much bigger than the original plans.

## **CARRY OVER**

The following matters were carried over to the next meeting:

**2008-21 MAJOR SUBDIVISION – MICHAEL B. & BARBARA S. BRAUNSTEIN – Off Golf Course Road**

**2011-18 SITE PLAN REVIEW – DOMINICK SINISI – Lakeview Road [Copake Lake]**

**2011-27 SITE PLAN REVIEW – RUTH THOMAS – Route 7 [Copake]**

## **ADJOURNMENT**

There being no further business, on a motion made by Mr. Davis and seconded by Mr. Grant, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 7:30 p.m.

---

Marcia Becker, Chair

**Please note that all referenced attachments, comprising 6 pages, are on file with the Copake Town Clerk and in the Planning Board office. The referenced attachments are filed in the individual project files. An annotated listing follows:**

## **ADMINISTRATION**

### SALVATORE CASCINO

May 5, 2012	Ferratto to Rapport Myers (2)
May 22, 2012	Becker to Town Board, Copake Chronicle & Columbia Paper (1)
July 3, 2012	Sachs Article (1)

### COPAKE PLANNING BOARD

June 13, 2012	Davis to CPB (1)
---------------	------------------

### CAMP HILL VILLAGE

June 15, 2012	Sloan to Becker (1)
---------------	---------------------