



COPAKE PLANNING BOARD

MAY 3, 2018

MINUTES

DRAFT

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 Bob Haight, Chair. Also present were Chris Grant, Julie Cohen, Marcia Becker, Ed Sawchuk and Jon Urban. Steve Savarese and Attorney Ken Dow were excused. Lisa DeConti was present to record the Minutes. Town Board Liaison Richard Wolf was also present.

ZONING BOARD OF APPEALS – Referrals

NONE

PUBLIC HEARING

**2018-06 MINOR SUBDIVISION – SPRINGBROOK, HOMES LLC – Cambridge Road
[Copake]**

On a motion made by Ms. Becker and seconded by Mr. Sawchuk the Board voted unanimously to open the Public Hearing. Mr. Haight asked if anyone would like to speak on this application.

Being none, on a motion made by Mr. Grant and seconded by Ms. Becker the Board voted unanimously to close the Public Hearing.

SUBDIVISIONS/SITE PLANS

**2018-07 SITE PLAN REVIEW – BLACK POINT ASSOCIATES LLC/BRAD PECK
INSURANCE – County Road 7A [Copake]**

- Revised Site Plan

Kirk Kneller appeared before the Board and presented a revised Site Plan with additional parking spaces added

Mr. Kneller explained that the Current Green County Building is twenty-two thousand forty (2,240) square feet with six hundred and seventy five (675) square feet taken up with the vault, mechanics and files leaving a total of one-thousand five-hundred and sixty-five (1,565) square feet of public space. He then explained that the proposed addition is two thousand and forty (2,040) square feet with three hundred and ninety (390) square feet taken up with files and storage leaving a total of one-thousand six-hundred and fifty (1,650) square feet of public space. He noted that this adds up to a total of three-thousand two-hundred and fifteen (3,215) square feet of public area. By Mr. Kneller's calculations he believed that an additional ten (10) spaces needed to be added to the existing parking spaces.

According to information Mr. Kneller found on the Town's web page he noted that one (1) space is needed for each full-time employee and three point eight (3.8) spaces are needed for every one-thousand (1,000) square foot of public area. He acknowledged that the Bank of Greene County has three (3) full-time employees with one (1) part-time employee and Brad Peck Insurance currently has seven (7) full-time employees with the possibility of one (1) additional employee being added. According to these figures Mr. Kneller concluded that a total of twenty-two (22) parking spaces would be needed. He noted that after the addition is constructed there would be sixteen (16) spaces left with ten (10) spaces being added to the rear of the parking lot for a total of twenty-six (26) parking spaces. Mr. Kneller did make note of the fact that he would also like to add two (2) additional parking spaces at the side of the building for short-term parking or handicapped individuals.

Ms. Becker asked whether it was Mr. Kneller's intent to add the additional spaces or bank them as she felt it would be better to bank the spaces rather than add additional pavement. Mr. Kneller acknowledged that his plans are to pave the spaces as they would be needed for customers.

A discussion ensued as to the number of parking spaces required by the Town code. Mr. Grant noted that the Code states that one (1) space is needed for every fifty (50) square feet of public area. Ms. Becker made note of the fact that the parking spaces for the existing Bank would be grandfathered and questioned whether the parking spaces needed for the addition could be dealt with separately.

Considering the amount of parking spaces that would be required Mr. Grant suggested that Mr. Kneller provide the Board with an estimate of what an adequate number of parking spaces would be for customers and employees. Mr. Haight brought up the fact that in the past the public parking area could be considered for additional parking.

Mr. Sawchuk suggested Mr. Kneller go to the ZBA for a variance. Mr. Kneller will look into this.

**2018-06 MINOR SUBDIVISION – SPRINGBROOK, HOMES LLC – Cambridge Road
[Copake]**

- Revised Survey
- SEQRA Part I

Julie Cohen recused herself from this application so that she can address the Board. Ms. Cohen explained that the two (2) Parcels being subdivided are eight point one-hundred and twenty-four (8.124) acres and eleven point two-hundred and forty-four (11.244) acres.

Mr. Grant made note of the fact that the Check List was reviewed at last month's meeting. Ms. Becker asked how the Board wanted to address the matter of a perc test. Ms. Cohen pointed out the note on the survey map that stated that *'no building permit shall be issued without the approval of the Columbia County Health Department for on-site water and septic disposal systems.'*

Ms. DeConti noted that the Agricultural Data Statement was mailed. The Board then addressed Part II of the SEQRA.

On a motion made by Ms. Becker and seconded by Mr. Urban the Board voted unanimously to make a Negative Declaration.

On a motion made by Mr. Haight and seconded by Mr. Grant the Board voted unanimously to approve the Minor Subdivision Survey Map for Springbrook Homes LLC dated May 1, 2018.

MINUTES

On a motion made by Mr. Haight and seconded by Ms. Cohen the Board voted unanimously to approve the minutes of the April 5th meeting.

ADMINISTRATIVE

13 LACKAWANNA PROPERTIES: Inasmuch as the two application for 13 Lackawanna Properties have been inactive since September Mr. Haight asked Frank Peteroy who was in attendance whether these applications were still active. Mr. Peteroy acknowledged that these will remain active.

FRANK AND MARCIA PETEROY: Inasmuch as Mr. Peteroy's application has been inactive since September Mr. Haight asked Mr. Peteroy who was in attendance whether this applications were still active. Mr. Peteroy acknowledged that these will remain active.

GRJH INC UPDATE: Mr. Haight advised the Board that the applicant is hoping to be prepared for the June meeting. He also made note of the fact that the Traffic Study is in process. Mr. Haight addressed the fact that Ms. Becker questioned whether the Post Office is considered a gathering place as the Town Code 232-13D states that *No access drive shall be within 200 feet of and on the same side of the street as a school, public library, theater, church or other public gathering place, park, playground or fire station, unless a public street lies between such service station and such building or use.* Mr. Haight acknowledged that a Post Office is not considered a public gathering place as per New York State Code. Ms. Becker suggested Mr. Haight submit this for the record. Mr. Haight also noted that the applicant has removed the drive-thru from their plans.

Mr. Haight brought up the fact that there was a submission during one of the Public Hearings regarding violations against the applicant for some of the other business owned by them. He made note of the fact that these violations didn't concern any spillages as they were against several of their franchises that didn't have their paperwork in order for deliveries and such.

Mr. Grant questioned whether a Phase I was done during the ZBA process inasmuch as they are the Lead Agency. Ms. DeConti acknowledged that there was a Phase I done at that time and presented the document to the Board.

CARRY OVER

The following matters were carried over to the next meeting:

- 2018-03 ZBA REFERRAL – CAMP PONTIAC/MICHAEL ETRA – County Road 7
[Copake]**
- 2017-38 SITE PLAN REVIEW – GRJH INC. – State Route 23 [Craryville]**
- 2017-31 SITE PLAN REVIEW – 13 LACKAWANNA PROPERTIES [BUILDING #1] –
Lackawanna Road [Copake]**
- 2017-32 SITE PLAN REVIEW – 13 LACKAWANNA PROPERTIES [BUILDING #2] –
Lackawanna Road [Copake]**
- 2017-41 BLA/MINOR SUBDIVISION – FRANK AND MARCIA PETEROY – Route 22 &
Old Highway 5645 [Copake]**

ADJOURNMENT

There being no further business, on a motion made by Mr. Haight and seconded by Mr. Grant, the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 7:45 p.m.

Bob Haight, 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

SPRINGBROOK HOMES LLC

May 3, 2018

SEPPRA Parts 1, 2 and 3 (6)