

Minutes
Copake Economic Development Advisory Committee
Thursday, Oct. 22, 2020 4pm
via Zoom

Present: Tom Goldsworthy, Chair; Deb Cohen; Rich Lee; Roberta Roll;
Richard Wolf, Town Board Liaison
Absent: Julie Cohen, Kevin Davis

Minutes from the prior meeting were approved.

Survey for Businesses -The survey has been refined and is about ready to go. It was sent to all the CEDAC members to fill out and comment on. We have about 76 email address for local businesses and about 20 postal addresses. We will send out an initial email to introduce the committee and then send out the survey. We will also send out a letter to the 20 postal addresses directing them to the online survey. This will all go out in mid November.

Pop-up Retail - Roberta spoke to Christy Frank at Copake Wine Works about using the space behind their retail storefront for a temporary holiday retail space. They are open to it but need to find out the cost of installing heat. There are several artisans interested, and Camphill Village may be interested, depending on the COVID related safety precautions. If Wine Works does not prove viable, other possibilities may be Adrienne Pateman's (Copake Gift Shoppe) building or the former Brad Peck Insurance building.

Housing - Ellen Levy of the Hillsdale Housing Committee reached out to Tom to express support for the idea of housing at the former Roe Jan School. Hillsdale used the services of a consultant, Housing Action Council, which put together a housing analysis, including the criteria needed for government programs involving affordable housing. Copake might want to do this.

Roe Jan School - Kevin and Julie met with a regional hotel management company to tour the school last week. They were very enthusiastic and positive about a potential hotel here. They estimated at least 80 rooms could be created and that the project could generate enough income to make a development feasible. Kevin said he thought 100 rooms was more likely. Kevin was positive about the condition of the building and the prospects for a project there, citing opportunities for food and beverage, as well as banquet facilities. At this point, we need the input of an architect; Tom will call Jack Alvarez, an architect based in Albany who is a specialist in historic preservation and an alumnus of the Roe Jan School. While input from a hotel management company is useful to evaluate the economics, any project will require a developer who can bring in investment capital. A multi-use scenario is possible where the hotel would be an anchor tenant that can also provide service to private cottages, seasonal homes, condos, or rental apartments.

Copake Lake Mini-Park - Tom met with Brian Green, partner in the landscaping design/build firm, Brook Landscape. They have done some projects in Hudson, and do mostly private landscapes. He said he could put together some sketches for the area, including perhaps a lookout point, fishing spot, small pier, maybe swimming access. Brook Landscape will do it pro bono as a public benefit. Next step would be to talk to the Copake Lake Conservation Association to get their input and comments. We might be able to get donations of funds and materials from local organizations.

Solar Project - Supervisor Mettler asked the CEDAC to discuss the solar project, as she would like some input from town committees. We will attend the town solar meeting on Oct. 28 via Zoom and discuss at our next meeting.

Sewer - The CAC has been discussing municipal sewer. We might benefit from a knowledge sharing meeting with them. We need economic, environmental and political perspectives. Roberta will ask the CHRTF if they wish to attend this meeting as well, so that the various town committees are all communicating and working together. Augie Sena, the former Hillsdale Town Board member who organized their project, has given us the name of the engineer who designed their system. The Hillsdale sewer district includes about 70 properties and charges a \$65 monthly fee; the project cost was \$1.8 million, and the town issued municipal bonds to pay for it.

The meeting was adjourned at 5pm.

Respectfully submitted,
Roberta Roll