

**D R A F T**

**COPAKE PLANNING BOARD  
MINUTES OF September 5, 2006**

A special meeting of the Copake Planning Board was called to order at 4:00 pm by Edgar M. Masters, Chairman. Also present were Marcia Becker, Chris Grant and Morris Ordover. Paulette Bonanno served as secretary of the meeting in order to record the minutes. The purpose of the meeting was to review the agenda for the regularly scheduled Planning Board meeting on Thursday, September 7, 2006.

The attached agenda was reviewed by the Board.

The meeting was adjourned at 6 pm.

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Edgar M. Masters, Chairman

Agenda  
Copake Planning Board  
Thursday, September 7, 2006

- I. Zoning Board of Appeals Referrals
- II. Public Hearings
  - CJ Properties – Empire Road – A. Fetherston
- III. Subdivisions/BLA
  - a) Damien Crepeau – Center Hill Road/Cambridge Road (2006-26)
  - b) Birch Hill Partners – Birch Hill Road – W. Spampinato
  - c) D & C Pells – Center Hill Road – A. Baldwin
  - d) Magagnini – Center Hill Road – Robert L. Cadoux
  - e) Lou Levitt – Taconic Shores
  - f) Housing Resources – Copake Green – O’Neil, Pulfer, Bernardin(2005-18)
  - g) Steiner Properties – Two Town Road – Ben Adams/G. Schmitt(2006-2)
  - h) Loraine Feitleson – Cove Road
  - i) Grant/Ritchie – Copake Lake
- IV. Site Plans
  - a) I. Leyva – Bird Lane (2005-11)
  - b) Zouros – Center Hill/Cambridge Roads (2006-28)
- V. Administrative Matters/Other Business
  - a) Lynn Main – 232-15
  - b) Chapter 24
  - c) Form I-9

VI. Approval of Minutes

Minutes of August 3, 2006 – Item 2005-18 - HRCC:

- a) Page 6, para. beginning, “The re-sizing at 5,000 sf,” insert at end, “Mr. Ordover commented that he still believed coverage on a 4,250 sf lot would be too great.”
- b) Page 7, first line, change “Mr. Ordover” to “Mr. Grant suggested off-street parking,”
- c) Page 7, para. beginning, “Mr. Robbins voiced his opinion”, insert at end, “Mr. Ordover pointed out that with the reduction in width of the duplex lots and a minor increase in the length of the Green lots, 5,000 sf could be easily accommodated. Mr. Pulfer agreed to look at that option.”
- d) Page 7 para beginning, “After discussion,” last line, change “must” to should”.
- e) Page 8, change Roe-Jan Community Library to 2006-23.

Corrections to project assignment numbers/names in previous minutes:

- a) Minutes of May 4, 2006:
  - 1. Page 5, change Justin Carter to 2006-21.
  - 2. Page 5, change Leyva to 2005-11.
- b) Minutes of July 6, 2006:
  - 1. Page 2, change Robin Hawkins to Susan L. Hawkins and the project number to 2006-24.
  - 2. Page 6, change 2003-13 to 2006-13.

VII. Adjournment

