

**DRAFT**

**Please note that all referenced attachments, comprising 46 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.**

**SPECIAL MEETING OF THE  
COPAKE PLANNING BOARD  
MINUTES of October 11, 2008**

A special meeting of the Copake Planning Board was called to order at 9:30 a.m. by Marcia Becker, Chair. Also present were John Brusie, Gray Davis and Jon Urban. George Filipovits, Skip Pilch, Chris Grant, Planning Board Attorney Lawrence Howard and Town Engineer Doug Clark were excused. Lisa DeConti served as secretary of the meeting in order to record the minutes.

**2006-23      SITE PLAN REVIEW – Roe Jan Community Library – Route 22**

The purpose of this special meeting of the Copake Planning Board was to evaluate the SEQR for the Roe Jan Community Library.

Ms. Becker advised the Board that one of her concerns was the increase in the flow of traffic associated with the opening of the Roe Jan Community Library which was estimated at an additional 200 cars per day.

Nick Demos, the project civil engineer, informed the Board that he was advised by Ned Schneier, president of the Library, that the Library Association estimated the present traffic flow to be 75 cars per day. He also noted that Mr. Schneier said that when considering an estimate it is common to double the number of cars per day for the first year or two after the library opens which would have put the number at 150. Mr. Demos explained that Mr. Schneier felt the number could be as great as 200.

Mr. Demos went on to explain that as part of the Library's curb cut with the Department of Transportation on Route 22, he met with Joe Visconti, the regional permit engineer, and showed him where the proposed driveway would be. He noted that Mr. Visconti asked for some trees on the property to be cut down inasmuch as they restricted the site distance. He informed the Board that once this was done, Mr. Visconti did not see a problem with having a curb cut on Route 22. Mr. Demos acknowledged that the curb cut application would be submitted after the SEQR was completed.

Ms. Becker asked Mr. Demos if there was some number that triggered a traffic study and he agreed to look into this. She also noted that the Stormwater is the main concern and acknowledged that Doug Clark has cleared this.

Ms. Becker also asked Mr. Demos where the Flood Plain goes to and Mr. Demos explained that the Flood Plain is on the lower elevation of the map and the cellar elevation is set at 627. Mr. Demos noted that he was advised that the Flood Plain elevation never rose above 626 which is why 627 was selected for the cellar elevation. Ms. Becker noted that the flood last year was a 100-year flood meaning that this was the highest it had been in a 100 years. Mr. Davis acknowledged that the basement was above the 100-year elevation point. Ms. Becker also noted that the projects architect, Ken Best, was aware of this when considering the design and Mr. Demos advised her that the basement elevation has been raised from the original plan. Mr. Demos agreed to provide the Board with a copy of the FEMA map.

Ms. Becker asked if anyone else had any other concerns. Being none, the Board evaluated the SEQR. After the evaluation, on a motion made by Mr. Brusie and seconded by Mr. Davis, the Board voted unanimously to make a Negative Declaration for the short form EAF for the Roe Jan Community Library.

Mr. Demos asked the Board for clarification regarding the Library's next step following the submission of the Sketch Plan at the October meeting. Ms. Becker advised him that everything needed to be submitted to the County for review and would be submitted in November in order to meet the County's deadline. She also noted that the Copake Planning Board would not be able to approve anything before they received feed-back from the County. Ms. Becker pointed out that approval wouldn't be possible until the December meeting.

Mr. Davis asked if this would still be on line for receipt of the funding grant. Mr. Brusie noted that the SEQR is needed to cut curb and once they cut curb, they could get their funding. Ms. Becker pointed out that permission has not been granted yet to cut curb on Route 22 to which Mr. Demos noted that this was on the plan. Ms. Becker also made note of the fact that the Board needs the letter from the Department of Health which Mr. Demos would provide. A discussion ensued over the fact that the deadline with the County was missed. It was decided that Ms. Becker would contact the County and see if there was any possibility of their reviewing this matter.

Ms. Becker reviewed the minutes of the October meeting and pointed out that Attorney Howard noted that the plans could be sent to the County this month if no changes were anticipated during the next months meeting. Inasmuch as the SEQR had been completed and a quorum of the Board was present to accept the Department of Health letter it was decided that Ms. Becker would bring whatever information she had to the County. It was noted that the deadline to the County would not be met and it would be up to the County as to whether they would review the matter or not.

Mr. Demos presented the Board with a letter from the Columbia County Department of Health letter and pointed out that a representative from the Department of Health went with him on October 9, 2008 to evaluate the soil on the property and found it suitable for an in-ground septic system. He noted that they asked them to provide a one hundred and fifty (150) foot separation to the well instead of the typical one hundred (100) foot because of the fast draining soil to which he pointed out would be no problem. Mr. Demos noted that the original Department of Health letter was sent to Hillsdale so he presented his copy of the letter to the Board at this time.

## **ADJOURNMENT**

There being no further business, on a motion made by Mr. Brusie and seconded by Mr. Davis the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 9:50 a.m.

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Marcia Becker, Chair